



Connerton™

**HOMEOWNER REGULATIONS,
RESTRICTIONS AND STANDARDS FOR
THE COMMUNITY OF CONNERTON
Pasco County, Florida**

October 24, 2007

Revised March 1, 2019

**INCLUDES ALL AMENDMENTS DATED PRIOR
TO THE DATE OF THIS PUBLICATION**

Table of Contents

	Page
Section 1 - Homeowner Regulations, Restrictions & Standards	1
1.1 – Introduction	1
1.2 – Purpose	1
1.2 – Objective	1
1.4 – Scope	1
1.5 – Authority	1
Section 2 - Homeowner Association Billing and Collection Information	2
2.1 – Association Billing & Collection	2
Section 3 - Summary of Rules and Regulations	2
3.1 – Air Conditioners	2
3.2 – Animals & Pets	2
3.3 – Antennae	2
3.4 – Bar-B-Que Grills.....	2
3.5 – Building Repair	3
3.6 – Temporary Buildings	3
3.7 – Business.....	3
3.8 – Garage, Rummage and Moving Sales.....	3
3.9 – Cable Television	4
3.10 – Conservation Areas	4
3.11 – Dog Houses	4
3.12 – Drainage	4
3.13 – Exterior Walks, Driveways, Entry Porches and Pool Decks	4
3.14 – Banners, Flags and Poles	5
3.15 – Nuisance	5
3.16 – Occupancy	5
3.17 – Signage	5
3.18 – Holiday Decorations	6
3.19 – Vehicle Parking.....	6
3.20 – Recreational, Commercial and Inoperable Vehicles	6
3.21 – Pipes and Tanks.....	6
3.22 – Pollutants	6

3.23 – Recreation Equipment	6
3.24 – Rental Restrictions	6
3.25 – Time Shares.....	7
3.26 – Solicitation.....	7
3.27 – Trash and Garbage	7
3.28 – Woodpiles	7
Section 4 – Architectural Guideline Summary	8
4.1 – Homeowner Requests.....	8
4.2 – Additions	9
4.3 – Air Conditioning and Pool Equipment.....	9
4.4 – Arbors, Lattice and Trellis	9
4.5 – Awnings.....	9
4.6 – Outdoor Grills.....	9
4.7 – Doors and Windows.....	9
4.8 – Children's Play Structures	10
4.9 – Decks	10
4.10 – Fences	10
4.11 – Gates	10
4.12 – Garage Conversions	10
4.13 – Gazebos.....	11
4.14 – Generators	11
4.15 – House Numbers.....	11
4.16 – Hurricane Protection (For Windows).....	11
4.17 – Insect Misting Systems.....	11
4.18 - Mailboxes.....	12
4.19 – Painting (Exterior Re-Painting).....	12
4.20 – Parking Areas	12
4.21 – Roof Maintenance.....	12
4.22 – Screened Enclosures	12
4.23 – Screen Enclosure Variance.....	13
4.24 – Swimming Pools and Spas.....	13
4.25 – Window Treatments	13

Section 5 – Landscape Guideline Summary	14
5.1 – Landscape Lighting	15
5.2 – Landscape Mulch	15
5.3 – Sculptures and Fountains.....	15
5.4 – Garden Ornaments.....	16
5.5 – Artificial Planting	16
5.6 – Vegetable Gardens.....	16
5.7 – Easement Plantings and Maintenance.....	16
5.8 – Tree Planting	16
5.9 – Trees and Palms	16
5.10 – Irrigation.....	17
5.11 – Weeds and Underbrush	17
5.12 – Lawns	17
5.13 – Lighting.....	17
5.14 – Wells.....	17
Exhibit A	17
Connerton Real Estate Signs - By Owner	18
Exhibit B	19
Connerton For Sale Signs - Realtor®	19
EXHIBIT C.....	20
Approved Plant List (revised 3-1-2019).....	20

Section 1 - Homeowner Regulations, Restrictions & Standards

1.1 – Introduction

This document is intended to be an overview of the various regulations, restrictions, covenants and development standards established by the developer of the Connerton Community. It contains information to guide homeowners as to design criteria, minimum requirements of the development, pertinent governing authorities and homeowner responsibilities. This document is prepared exclusively for this community and it is suggested that it be reviewed thoroughly by the homeowner, as well as all other documents concerning the Connerton Community.

1.2 – Purpose

The purpose of this document is to assist homeowners that are considering making changes to their existing home. It is to inform the homeowner of certain regulating design criteria, rules and requirements that determine the viability of a particular change the homeowner may be contemplating. All changes, modifications or alterations to residences must be reviewed by the Connerton Architectural Review Committee. This document will assist the homeowner when submitting a request for such a change, modification or alteration.

1.2 – Objective

The objective of this document is:

1. To achieve a cohesive and pleasing environment within the community through the control of architecture and other standards established by the developer.
2. To establish a source of information related to the standards, requirements and restrictions of the community.
3. Assist the individual needs of the homeowner or future homeowner with respect to improvements to their residence.

1.4 – Scope

This document will apply to all additions, alterations, repairs or any other type of change in any structure that affects the exterior appearance of all single-family structures within Connerton. Multi-family and attached housing within Connerton will adhere to similar requirements. This guideline is an overview of all requirements addressed in the "Connerton Design Guidelines". This document is not meant to be all inclusive. It is the responsibility of the homeowner to become familiar with all controlling documents for Connerton.

1.5 – Authority

The Connerton "Architectural Review Committee" is established pursuant to Chapter 5 of the "Community Charter for Connerton Residential Community" as recorded with the Pasco County Clerk, November 10, 2004.

Section 2 - Homeowner Association Billing and Collection Information

2.1 – Association Billing & Collection

Association finances are established pursuant to Chapter 12 of the "Community Charter for Connerton Residential Community".

Section 3 - Summary of Rules and Regulations

3.1 – Air Conditioners

No window or wall type air conditioning units are allowed.

3.2 – Animals & Pets

No animal may be kept on any lot unless kept solely as pets and not for commercial purposes. Dogs, cats, fish, birds, gerbils, and hamsters may be kept on a lot. All other animals require pre-approval. No more than three (3) pets shall be kept on a lot.

No structure for the care, housing or confinement of any pet shall be constructed, placed or altered on any lot outside of the Homeowners residence.

No pets may be kept on any lot that would make objectionable noise, or constitute a nuisance, danger or inconvenience to the Community. All dogs must be confined to a leash when outside of the Homeowner's lot and droppings must be picked up.

3.3 – Antennae

Only small satellite dishes, not exceeding 39.37" in diameter, are allowed in Connerton. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location. Other types of antennas are not allowed without the written approval of Architectural Review Committee.

3.4 – Bar-B-Que Grills

Bar-B-Que Grills will not be permitted in the front yard, except for pre-approved neighborhood or special events.

3.5 – Building Repair

Each Owner shall keep and maintain each Lot owned by same; as well as each Structure and all landscaping located thereon, in good condition and repair, including, but not limited to (i) the repairing, painting and other appropriate external care of all Structures; (ii) the seeding, watering and mowing of all lawns; and (iii) the pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view by motorist or pedestrians of street traffic.

Notwithstanding the foregoing, maintenance required hereunder shall also extend from the boundary of a Lot to the curbing of the street bordering said Lot. In the event any building or structure is damaged or destroyed, the owner is responsible for the immediate commencement of repairs or reconstruction.

3.6 – Temporary Buildings

No tents, trailers, vans, shacks, tree houses, or accessory buildings or structures shall be erected or permitted to remain on the properties; however, the foregoing shall not restrict or prevent the construction or maintenance of temporary sales models and such other temporary facilities as are essential to the development, construction and sales of the housing facilities created, provided that such are in compliance with appropriate governmental requirements applicable thereto.

3.7 – Business

Except where indicated on the master site plan (as amended from time to time), no trade or business will be conducted or carried on upon the properties or in any building or other structure erected thereon, except that an Owner or occupant residing in a unit may conduct business activities within the unit so long as:

1. The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit;
2. The business activity conforms to all zoning requirements for the properties;
3. The business activity does not involve persons coming onto the properties who do not reside in the properties or door-to-door solicitation of residents of the properties;
4. The business activity is consistent with the residential character of the properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this section. This section shall not apply to any activity conducted by the Declarant with respect to its development and sale of the properties or its use of any units which owns within the properties.

3.8 – Garage, Rummage and Moving Sales

No garage sale, rummage, or moving sale or similar activity is permitted without prior written approval of the HOA Board.

3.9 – Cable Television

Each new house that is constructed at Connerton will be pre-wired for cable-TV and telephone service by the homebuilder. The company to provide these services shall be selected by the Master Developer, its successors and assignees, at its own discretion.

3.10 – Conservation Areas

If your property backs up to a conservation area, special care needs to be exercised. It is illegal to dump anything into or disturb in any way the area beyond your lot line. This includes clearing, sodding, mowing, etc. Should you have any questions, please contact the Southwest Florida Water Management District (SWFWMD).

3.11 – Dog Houses

Dog houses or cages are not allowed.

3.12 – Drainage

No changes in elevations of property subject to these restrictions shall be made which will cause undue hardship to adjoining property or be inconsistent with the approved drainage plans for Connerton.

3.13 – Exterior Walks, Driveways, Entry Porches and Pool Decks

All driveways shall be maintained and kept in a neat and clean condition, free of refuse and debris. Acceptable materials are: concrete, pavers (concrete or clay) 2" thick or greater, slate or stone. If a finish other than concrete is used, that finish must terminate at the public sidewalk. Sidewalk must remain concrete per Pasco County Land Development Code Section 610.5.a. The apron of the drive (that part between the public sidewalk and the curb) must also receive the material and finish that is used at the main body of the driveway. Pavers are to be set flush with the surface of the public concrete sidewalk. No painting or staining of driveway is allowed with the following exception:

For repair or cosmetic reasons, the following coating can be applied to concrete driveways and private entry sidewalks. Homeowner must submit a request for approval to use this product:

"ReNew Coat — BF" as supplied by:

Lambert Corporation 20 N. Coburn Ave.
Orlando, Fl. 32805
Phone: 1-877-452-6226

This is the only coating and color (comes in one color only) that is approved for use in Connerton.

Acceptable finish materials are concrete, slate, stone or pavers. When using concrete or clay pavers it is recommend that pavers be 1" thick or greater, however, thin pavers (less than 1" thick) can also be used at private sidewalks, front entry porches, pool decks, and rear lanais. When used at a front entry sidewalk that connects directly to the public sidewalk, finish materials must align flush with the public sidewalk.

This requirement will (in most cases) preclude adding materials to an existing walk. The existing walk may have to be removed and realigned with the public sidewalk so that additional materials can be added as a finish surface. When used at the front entry porch the front step(s), tread and risers must also receive the paver finish.

NOTE: If the private entry sidewalk connects directly to the driveway, the finish material must be the same as that used at the driveway. If the private entry sidewalk does not connect to the driveway but instead leads to the public sidewalk, the finish material does not have to match the driveway material. Colors must be reviewed by the Design Review Board prior to use. Medallions, intricate design patterns or any other type in-laid design within a paver field are strongly discouraged and must be reviewed by the Design Review Board. In-laid logos or names are prohibited.

3.14 – Banners, Flags and Poles

Only one (1) banner or flag may be displayed on a residence at any time. Banner or flag must be displayed on a single pole attached to the front facade of the house, at or below the height of a single-story fascia/soffit line. The flag pole cannot exceed 6'-0" in length and must be attached by a bracket to the wall or porch column of the house. A banner or flag, other than the American Flag or the State of Florida flag, that is determined to be obscene or offensive to another person's race or religion or is determined to be in the character of an advertisement, public or political, will be immediately removed from public view upon notification by the Connerton Community Association, Inc. or the Connerton Property Manager. A banner or flag must not be faded, tattered or show extreme wear.

3.15 – Nuisance

Nothing shall be done on the properties which is illegal, or which may be or may become an annoyance or nuisance to the neighborhood. In the event of any questions as to what may be or become a nuisance, such questions shall be submitted in writing to the Board of Directors of the HOA for a decision. The Board's decision will be final.

3.16 – Occupancy

Occupancy of a residence is limited to either (a) a single family, or (b) a maximum of two (2) persons and their respective children. In no event shall the occupancy of any residence be greater than two (2) persons per bedroom. The Board, at its sole discretion, may allow more occupants than otherwise permitted in order to accommodate hardship cases.

3.17 – Signage

No signs or advertising are permitted on any building or any property except for those approved by the Master Developer, permanent signs approved by the Architectural Review Committee, building permit signs, permit plan holders and "No Trespassing" signs.

"For Sale" or "Open House" signs of a uniform design are permitted and must be requested through the approved vendor. The size and style of the signs for Realtors can be found on the Connerton website: connerton.com/realtor-relations. "For Sale" or "For Rent" by Owner sign information can be found at connerton.com/about/resident-resources. All "For Sale" or "For Rent" signs must be located five feet (5') or more behind the front property line. Non-conforming signs can be removed by the HOA.

3.18 – Holiday Decorations

Outdoor holiday decorations may not be displayed more than thirty (30) days prior to the holiday and must be removed within thirty (30) days after the respective holiday.

3.19 – Vehicle Parking

No vehicle(s) shall be parked in the street after 11:00 p.m. and at no time across the public sidewalk or on the driveway apron. Exceptions to this restriction are parties, emergencies or county restrictions. In cases of parties, vehicles may be parked in front of the house during party hours. Garage doors visible from any street are to remain closed, except during ingress and egress or when the occupant is actively using the garage.

3.20 – Recreational, Commercial and Inoperable Vehicles

No recreational or commercial vehicle(s), with the exception of vehicles maintained by the sales offices, Development, or the Association's contractors, shall be allowed to be parked overnight within any lot or along any roadway in Connerton. However, if the recreational vehicle fits into the regular garage, said vehicle may be stored in the garage. Oversized garages in terms of height will not be allowed. Vehicles that are inoperable on blocks or similar devices, covered with a tarpaulin, or which do not have a current operating license will not be permitted within the homeowner's property, unless kept in an enclosed garage.

3.21 – Pipes and Tanks

No water pipe, gas pipe, sewer pipe, drainage pipe or storage tank shall be installed or maintained on the properties above the surface of the ground. Garden hoses and movable pipes used for irrigation purposes, partially buried tanks for water treatment systems and pools and spas are permitted with screening from public view. No property shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth, provided, however, that nothing contained herein shall prohibit or restrict removal or fill of earth materials to construct or create approved pools and spas.

3.22 – Pollutants

No owner shall discharge or allow to be discharged any pollutant, hazardous waste or toxic material and in the event of such discharge shall be liable for all cleanup and cost incurred in connection therewith.

3.23 – Recreation Equipment

Recreation equipment shall not be placed in front or side yards or driveways of houses, nor shall recreation equipment be attached to the houses or garages. Permanently mounted basketball poles are prohibited. Portable basketball poles are permitted and must be removed and stored out of public view after each use. Poles should be stored in an enclosed area, such as garage, during night-time hours.

3.24 – Rental Restrictions

We observe the Pasco County restrictions regarding renting of homes.

All leases are to be in writing and for the residence in its entirety. Notice of any lease, together with such additional information as may be required by the Board, is to be provided to the Board by the Homeowner

within ten (10) days after the execution of the lease. The Owner is to make available to the Tenant copies of the Declaration and any amendments thereto and the By-laws. The Homeowner transfers and assigns to a Tenant, for the term of the lease, any and all rights and privileges that the Homeowner must use the Common Property, including, but not limited to, the use of any and all common facilities and amenities. The Board may adopt reasonable rules regulating leasing and sub-leasing. Any lease of a residence must be for an initial term of no less than twelve (12) months, except with prior written consent of the Board.

A tenant is fully liable and may be sanctioned for any violation of the Declarations, or Guidelines, rules or regulations of the Association. In the event that the tenant, or a person living with the tenant violates the Declarations, or a rule, regulations or Guideline for which a fine is imposed, the fine will be assessed against the Tenant; provided, however, if the fine is not paid by the Tenant within the time period set by the Board, the Homeowner will be liable for payment of the fine upon notice from the Association of the Tenant's failure to pay the fine.

3.25 – Time Shares

Time sharing, fraction sharing, or similar program is prohibited at Connerton.

3.26 – Solicitation

The Deed Restrictions for Connerton prohibit door to door solicitation. Pasco County also has an ordinance known as the "Pasco County Solicitors and Charitable Solicitation Ordinance" . The Pasco Ordinance is enforced by the Pasco County Sheriff's Department. When you see or encounter a solicitor in Connerton, you should immediately call the Sheriff's Department at (727) 847-5878 and report the violation.

3.27 Trash and Garbage

Homeowners are responsible to keep garbage or trash contained in standard residential garbage containers or garbage bags for plant materials from routine residential tree trimming and yard maintenance. Garbage containers may be placed in the open, on the evening before the day a pick-up is to be made, in order to provide access to persons making such pick-up. At all other times, such containers shall be screened or enclosed. Any enclosure structure to be erected or constructed must first be approved by the Architectural Review Committee.

3.28 Woodpiles

Woodpiles shall be kept screened by adequate planting or fencing to conceal them from view from neighboring Residence, the street, and may be maintained in the rear yard of a Lot only.

Section 4 – Architectural Guideline Summary

The Connerton Architectural Review Committee, hereinafter referred to as Architectural Review Committee, is the entity which will manage the application of the Architectural Guidelines within Connerton. The objective of the following criteria and procedures is to promote the highest standards of aesthetic value, establish design and social compatibility and maintain and enhance economic value within Connerton.

Items to be reviewed by the Architectural Review Committee will include any improvement or structure of any kind, including without limitation, any building, fence, wall, sign, site paving, grading, driveway finishes, outdoor lighting schemes, painting or alteration of a dwelling (including doors, windows, and roof). Installation of solar panels, antennas, or other devices, swimming pools, screened enclosures, spas, awnings, gates, flower boxes, gutters, statues, fountains, hurricane and decorative shutters and landscape must also be reviewed.

Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction. The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, and preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties. The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting.

Compatibility is defined as harmony in style, scale, materials, color, and construction details.

4.1 – Homeowner Requests

The “Architectural Review Request Form” and “fee schedule” is to be used for all requests for proposed improvements being made by the homeowner. A lot survey must be included as instructed on the form. Pictures, brochures or any other pertinent information to fully describe the proposed project may be submitted. The “Architectural Review Request” (ARC Form) can be found on the Connerton website, connerton.com/about/resident-resources

Upon receipt of the completed application and review fees, the Architectural Review Committee will review each application and it will be returned within thirty (30) days, to the applicant with its determination. Please forward all applications and review fees payable to Connerton Community Association, Inc. to:

Connerton Architectural Review Committee Administrator:

c/o Green Acre Properties 4131 Gunn Highway
Tampa, Florida 33618
Phone: (813) 600-1100
Fax: (813) 968-2826

4.2 – Additions

In general, the materials used for any addition or enclosure must be compatible with the basic materials of the home, matching architectural details such as fascia boards and typical colors. Columns shall be wood, masonry block, aluminum wrapped wood, fiberglass, or cast concrete. Columns shall be a minimum of an 8" square or 8" diameter. The roof over such structure shall be conventional wood framing or wood trussed with roof finish to match the existing residence. Flat (or extremely low sloped roofs) are discouraged unless drainage is provided, and appropriate parapet walls and trim details are provided. Metal roof panels may be used provided that fiberglass shingles (matching roof of house) are installed over the metal roof panels per Florida Building Code and County requirements. No "Florida Screen" (solid opaque vinyl with screen patterning) is allowed for enclosing a porch lanai or gazebo.

4.3 – Air Conditioning and Pool Equipment

Outside condensing units (compressors) shall be buffered. Access and service space is required, but this access is never to be visible from the street(s). This requirement will also apply to pool equipment.

4.4 – Arbors, Lattice and Trellis

Materials and colors used for any arbor, lattice, or trellis construction shall comply with materials and colors of the primary residence and must be approved by the Architectural Review Committee. The use of wood is encouraged.

4.5 – Awnings

Awnings may be installed on top of windows or balconies. These may be of structural type or out of canvas. Canvas or vinyl awnings are permitted for the purpose of sun protection or for aesthetics. They will be allowed when compatible with the architecture of the house, in design and color. Proposed awnings, colors and shapes must be reviewed and approved by the Architectural Review Committee. Metal frames shall never remain uncovered, except when replacing cover material.

4.6 – Outdoor Grills

Permanent outdoor grills must be constructed of brick or concrete block with a cementitious finish that must match the exterior of the house. Placement, finish material, and screening from public view will be extremely important in the review and approval of this type of structure.

4.7 – Doors and Windows

Exterior window bars are not permitted.

Glass Doors: Colored or stained is prohibited. Etched, beveled, clear and leaded glass are acceptable materials.

Screen Doors: Screen doors at front doors and screen enclosed front entry area or front porch area is prohibited.

4.8 – Children's Play Structures

All children's play structures must be approved by the HOA before installation. No platform shall be higher than five (5) feet from the original grade. No part of the structure shall be higher than eleven (11) feet from the original grade. No flags or banners will be attached to the structure. The platform may not exceed six (6) feet by six (6) feet or thirty-six (36) square feet in area. Support beams may not exceed twelve feet in length. The structure shall be a minimum of six (6) feet from the rear lot line and inside the side yard setback line.

4.9 – Decks

The use of natural wood for deck construction is encouraged. This includes redwood, cypress, pressure-treated wood, etc. Materials such as plastic or fiberglass which have the appearance and characteristics of wood may also be used. Rear decks may be constructed outside the Maximum Buildable Area with certain restrictions in the rear of lots. Finish Deck height at no point shall exceed 30" above finish grade. The use of tiers or step-downs may be required. Landscaping is required around any deck and should be of the same landscape materials used at front of the house.

4.10 – Fences

Rear Fence: the portion of the fence that is closest to and generally runs parallel to the rear property line.

Side Fence: the portion of the fence that is closest to and generally runs parallel to the side lot property lines.

Front Fence: the portion of the fence that faces (and is closest to) the street but remains no closer to the street than ten (10) feet back from the front corners of the house structure, exclusive of the front porch. Fence materials for all parcels can be found on the Connerton website:

<http://www.connerton.com/about/resident-resources/>

1. Maximum height 72".
2. Minimum height 42".

Please review the requirements for your Parcel. All fencing and hedge materials (if used) must be approved by the Architectural Review Committee.

4.11 – Gates

Gate designs must be submitted for review and approval if they do not adhere to the design of the fence. Gate design will be reviewed on a case-by-case basis and must be approved specifically for each individual site.

4.12 – Garage Conversions

No Owner may enclose a garage, convert it or any portion of it to dwelling space, or otherwise modify it to reduce its capacity for parking less vehicles than originally approved by the Architectural Review Committee.

4.13 – Gazebos

Gazebos shall match home materials and colors.

4.14 – Generators

Running an emergency generator (permanent or portable) for the purpose of testing and maintenance is limited to the hours between 9 a.m. and 6 p.m. During an extended power outage there will be no time restrictions. Permanently installed generators have the additional requirements of being appropriately buffered with approved landscaping and have a maximum noise level of 71 decibels at 25' (twenty-five feet) away during low speed operation and 75 decibels at full load operation.

4.15 – House Numbers

House numbers in Connerton will be displayed on the mailbox per the Developer specifications where individual curbside boxes are approved. Each house shall exhibit a postal identification number clearly visible from any direction of approach on the front façade of the house and approved by the Architectural Review Committee.

4.16 – Hurricane Protection (For Windows)

Permanently installed hurricane protection allowed at Connerton will consist of film, roll down shutters, accordion shutters, and/or removable corrugated panels. Tracks and covers will match window frames. Safety film may be lightly tinted with neutral color only, with 35% visible light transmittance or higher on the front of the home and 20% visible light transmittance or higher on the side and rear of the home. Reflective (mirror) type films are not allowed. Other than film, hurricane protections may be utilized after the issuance of a hurricane watch and must be removed within 48 hours after being permitted to safely return home. Hurricane protection may be used for severe weather as issued by the weather service. Plywood may be used as temporary storm protection. Hurricane shutters are not to be used for security purposes.

4.17 – Insect Misting Systems

At the time of publication of this version of the "Homeowner Regulations", the Connerton Design Review Board is not aware of any controlling agency with respect to rules or regulations as to the residential use of "insect misting systems". As with any chemical agents, there is always the possibility that harmful effects caused by the use of such chemicals could become a defining issue by which the Connerton Design Review Board would require all such chemicals and their delivery systems(s) to be removed from individual residences or from the entire Connerton Development. By installing any such system on a residence within Connerton the homeowner assumes all risk and liability that may arise from the use of such a system and further, the homeowner agrees to immediately remove the system (and all related chemicals) if directed by the Connerton Design Review Board.

The Connerton Design Review Board approval of a homeowner request to install an "insect misting system" is explicitly with respect to the system's Architectural and Aesthetic qualities and characteristics only, and under no circumstance does it imply the approval of specific chemicals, their storage, or the dispersal of such chemicals.

4.18 – Mailboxes

All new single-family homes built at each individual lot, where curbside mailboxes are approved, are required to have a standard mailbox and pedestal. Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement and at a location designated by the Developer. The bottom of the mailbox shall be at 39" above grade. Mailboxes are ordered by the Home Builder as specified by the developer. Villas and townhouses and certain parcels shall have cluster boxes as designated by the United States Postal Service.

4.19 – Painting (Exterior Re-Painting)

Residents will be required to paint and restore the exterior of the house if the structure is faded or washed away, mildewed, chipped or cracked. Architectural Review Committee approval will be required before commencement if color is different from original color.

Exterior re-painting of a residence can be accomplished without Architectural Review Committee review and approval provided the same (previously approved) color scheme is to be used. If the re-painted color scheme is found to be inconsistent with the previously approved color scheme, then the Architectural Review Committee shall have, at its discretion, the authority to require re-painting at the homeowner's or homebuilder's expense.

Any change to the previously approved color scheme will require review and approval by the Architectural Review Committee. The Homeowner must submit an "Architectural Review Request Form" and include actual color samples. The application must state which specific color is to be used for the body, the trim, and accent color.

Brick or stone veneers must remain their natural color and cannot be painted.

Garage doors larger than 16' wide must be painted the same color as the body color of the home.

Where both size garage doors are used on a home the doors must be painted the body color of the home.

When colors are applied to any structure within Connerton without the corresponding approval by the Architectural Review Committee, it will be subject to re-painting by the discretion of the Architectural Review Committee.

4.20 – Parking Areas

All setback areas, yards, walkways, driveways, parking areas and drainage swales shall be maintained and kept in a neat and clean condition, free of refuse and debris. No parking shall be permitted in areas that would interfere with the master drainage plan. No additional driveway(s) shall be permitted for parking purposes except in front of the garage or on a circular driveway.

4.21 – Roof Maintenance

Homeowners must keep their roofs free of mildew. The Association will treat the situation as a violation if roof is discolored.

4.22 – Screened Enclosures

Screen enclosures must be Bronze aluminum frame with Charcoal screening. Enclosures cannot extend beyond rear corners of the house structure into the side yard area. Screen enclosures cannot extend forward beyond the rear corners of the house structure. No metal-pan roofs are allowed. Insulated metal panel roofs will be allowed provided the roof finish matches the existing house finish both in material and color, i.e. shingle or tile. Kick plates (solid panels) are allowed at screen enclosures provided they do not exceed 14" maximum height. Other than at the screen door, if kick plates (solid

panels) are used, they must be landscape buffered with hedge type planting at 24" to 32" on-center spacing at all kick plate locations other than doors.

The bearing height for the walls of a screen enclosure cannot be higher than the one-story bearing height of the house structure. For two-story houses, the one-story bearing height is the bearing height of the second-floor floor joists. The screen roof structure can be a "hip", "gable" or "mansard" configuration. "Arch", "dome" and shed configurations are not acceptable.

4.23 – Screen Enclosure Variance

A variance may be given to allow an enclosure to be taller than one-story in the custom (Rose Pointe) section of Connerton. Such a variance will only be considered for the following Lots within Rose Pointe:

1. Block 4, Lot 1
2. Block 7, Lots 3 through 22 (inclusive)
3. Block 6, Lots 2, 3, and 4

To receive a variance the builder or homeowner will be required to obtain a signed "letter of acknowledgement" from (currently occupied or sold) residences at either side of the subject property as well as any other residence that the Connerton Design Review Board may deem necessary for approval.

4.24 – Swimming Pools and Spas

It is imperative to submit all plans to Architectural Review Committee prior to the commencement of pool or spa installation. Mechanical equipment for spas and pools must be appropriately screened from neighbors and public view. Pools and spas are to be "in-ground" only. All swimming pools are to adhere to the setback requirements of Connerton and Pasco County, whichever is more restrictive. At no time will a pool or pool deck be allowed to extend into side yards beyond the rear corners of the house.

Swimming pool accessories such as ladders, slides and waterfalls, etc. must not be over six (6) feet in height.

4.25 – Window Treatments

Acceptable window treatments shall consist of drapery, blinds, shutters, decorative panels, pull shades and other window coverings that are designed, manufactured, marketed and sold as and only for residential window coverings. Newspaper, aluminum foil, sheet plywood, sheet drywall, sheets, blankets, toweling, material with lettering or numbers are not acceptable as window coverings. All other materials, substances or devices are not acceptable as and for a window covering visible from the exterior except for periods not exceeding sixty (60) days after an owner or tenant first takes occupancy or not exceeding thirty (30) days when permanent window treatments are being cleaned or repaired. Window treatments shall be kept in good repair so as to appear attractive from outside view, including but not limited to broken or damaged blinds, broken or damaged shutter slats, and torn or stained fabric.

Only clear or neutral window film with light transmittance values of 20% or higher are allowed. Window film to be used on front of home must have a light transmittance value of 35% or higher. Homeowner must submit a sample of window film (prior to installation) for review and approval by the ARC.

Section 5 – Landscape Guideline Summary

All landscaping (both initial landscaping and homeowner or tenant installed) must be in accordance with the Connerton Design Guidelines and reviewed by the Architectural Review Committee. The following general landscape information also applies to homeowner alterations to the original builder-installed landscape.

The Connerton Design Guidelines and Pasco County Landscape Ordinance sets all landscape requirements that are to be followed by the builders. The Guideline specifies all types of planting materials, trees and mulch media that can be used within Connerton. It fully describes minimum size, locations and configurations for all required landscape areas. Homeowners considering any modification to the builder-installed landscape should become completely familiar with The Guideline prior to submitting any application for changes to their landscaping to alleviate any conflict with the established minimum requirements. Exhibit "C" (located at the end of this document) is a listing of approved plants, trees and mulch materials that can be used within Connerton.

Once familiar with the landscape guideline, homeowners can submit an "Architectural Review Request Form" found at www.connerton.com/about/resident-resources/, along with a site plan drawing showing all property lines, building "footprint", sidewalks and driveway. Additionally, the site plan should delineate:

1. Existing landscape that is to remain.
2. Existing landscape to be removed.
3. New landscape materials to be installed specifying size, quantities, and locations.
4. Any new areas of landscape that are not part of the original design.
5. Any existing areas of landscape that will be removed or sodded over.
6. Any existing areas of landscape that will be expanded and / or modified as to shape and types of planting materials.
7. Any existing trees that will be relocated or remain in place.
8. Any existing trees that will be removed. Note: trees can only be removed if diseased, dead or a hazard. All removed trees must be replaced but can be installed at a different location.
9. Any new trees that will be added to original design.

No alterations or modification to original "builder-installed" landscape shall be made without prior review and approval of the Connerton Architectural Review Committee.

In addition to approval by the Architectural Review Committee, some types of landscape alterations, such as tree removal, will require permitting by the Pasco County Planning and Growth Management Department. It is the responsibility of the homeowner to become familiar with and comply with any county ordinance or requirement pertaining to landscape alterations. Routine replacement of dead or dying plants as well as the seasonal planting of "annuals" can be accomplished without the approval of the Architectural Review Committee, provided that replacement plants are the same plant type as those being replaced. In some situations, the rear (or possibly the side) property line of a residential lot may include wetlands or a portion of a wetland mitigation area. The homeowner is to ensure that no planting occurs in the wetland or wetland mitigation area.

The homeowner is to ensure that no non-native, exotic or invasive species of plants be introduced into a wetland or wetland mitigation area adjoining their property. Information concerning prohibited plants or planting can be obtained from the Southwest Florida Water Management District. Further, the home builder (or homeowner) is to ensure that no mulch material is allowed to wash-out or run-off into a wetland or wetland mitigation area. The homeowner should also become familiar with the “high water” line that can and may occur and the seasonal fluctuation in the location of the edge of water. Without denying a home owner's request to landscape in their rear yard when it abuts a wetland or wetland mitigation area, it is the Architectural Review Committee's recommendation that the home owner install landscape plant beds, mulch and trees as far away as possible from the wetlands and wetland mitigation areas. Should landscape plantings become flooded or die, or if landscape materials wash into a wetland area, it will be the homeowner's responsibility to immediately and efficiently remove such items from the wetland. Failed landscape areas will be restored or sodded to establish erosion control and stabilize the ground from eroding into the wetland or wetland mitigation area. As part of the annual review of the conservation areas and wetlands, land owners may be notified by the Homeowner Association that this landscaping intrusion of the wetlands has occurred and that the land owner is to take appropriate measures to rectify the intrusion. This notification will provide the property owner with a timeline for completion of the cleanup.

5.1 – Landscape Lighting

It is recommended that homes be provided with up lighting. The up lighting may wash the front face of the home or significant landscape features. All exterior lighting is to be installed in such a manner as to not cause distraction, nuisance, or to be unsightly. It should convey a warm, inviting atmosphere. Care is to be taken in placing and selecting fixtures. Spotlights are to be concealed from direct view and directed to avoid light spill onto adjacent property.

5.2 – Landscape Mulch

All planted beds and landscape areas on residential lots must be mulched. No "bare ground" areas are allowed. The only acceptable mulches are Cypress, Pine Bark, and Lava Rock in its natural or dark red color. Painted mulches, synthetic mulches and all other types of rock or gravel are prohibited. Any variance must be submitted for HOA approval.

5.3 – Sculptures and Fountains

Sculptures and fountains may be allowed based on individual merits and at the sole discretion of the Architectural Review Committee. Decorative items like animals, windmills and the like are not allowed, except for seasonal (holiday) use. Only one fountain or sculpture may be placed on the property at the front of the house and one additional fountain or sculpture placed at the rear of the house. Fountains and sculptures may not exceed 48 inches in height above grade and 36 inches in width. However larger pieces may be considered if they are in proportion to the lot and other improvements. Fountains and sculptures shall not be obscene or offensive to another person's race or religion and shall be in keeping with the standards of the community. They shall conform to the home's existing architectural style and landscaping design and must not be distracting. Colors must be natural cement or earth tone and constructed of concrete, stone, plaster, granite, bronze, aluminum or copper. No other colors or materials will be permitted. These pieces must be maintained, cleaned and in working order at all times. Lighting must conform to the Guidelines set forth in this publication.

5.4 – Garden Ornaments

Garden and/or lawn ornaments are not permissible in yards within public view. Garden ornaments used in backyards that are not in public view are permitted. Garden border or boundary materials which are visible from the public streets or other lots are subject to approval by Architectural Review Committee. No bordering of right-of-way trees is allowed.

5.5 – Artificial Planting

No artificial planting may be attached to the exterior of a house or located within the planting yards.

5.6 – Vegetable Gardens

The general rule is that vegetable gardens are allowed in the rear yards only. Vegetable gardens may not be visible from the street.

5.7 – Easement Plantings and Maintenance

The Developer and the Home Builders are the only entities authorized to plant trees in the area bordered by the edge of the public sidewalk and the curb of the roadway as well as in any platted easements. Homeowners maintain the sod in these areas and will replace the sod should the need arise; however, no other type of planting can be done by the homeowner in these areas.

5.8 – Tree Planting

Tree plantings or shrubs are not allowed if they create a traffic or sight problem at intersections for Corner Lots or at the intersections of streets and driveways.

5.9 – Trees and Palms

Shade trees and accent trees are to be maintained in a way of preserving their natural form. The tree trunk shall be kept pruned of lower branches, up to the bottom of the canopy. Excessive pruning from the top is not allowed because of the health of the tree and because of its appearance. Palm pruning shall be limited only to the removal of yellow, dead or bent branches.

Size Requirements at Time of Planting:

Shade / Street Trees:	14' Height 6' - 8' Spread Minimum 5' Single Clear Trunk
Accent Trees:	8' Height 5' Spread 10 Gallon Containers
Accent Plants:	3' Height Full in container depending on species
Palms:	12' Height
Groundcovers:	Measured from base to bud 1 Gallon containers 12" Height depending on species

5.10 – Irrigation

Irrigation of yards is required. For maintenance purposes, homeowners shall monitor irrigation systems on a monthly basis and correct or repair them as may be necessary. All lots must be irrigated with an underground automatic sprinkler system that provides coverage per Pasco County requirements. In the event of rust or stain in the water supply, chemical has sold the lot, and the builder's warranty has expired, the homeowner shall be responsible for the removal of the stains and the providing of appropriate chemical filtration to the system.

5.11 – Weeds and Underbrush

No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon the properties and no refuse pile or unsightly objects shall be placed or remain anywhere thereon. In the event an Owner fails or refuses to keep his Residential Property or Residential Unit free of weeds, underbrush, refuse piles or other unsightly growths or objects, then the Association may enter upon said property and remove the same at the expense of the Homeowner, and such entry shall not be deemed as trespassing, except, however, that the Homeowner shall be given ten (10) days prior written notice of such action.

5.12 – Lawns

All lawns shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses and removal of trash.

If a lawn contains weeds, bare ground, or dying grass, it must be replaced. Once the Association has sent a notice to a homeowner to restore their lawn, restoration must be done within thirty (30) days from the date of the letter.

5.13 – Lighting

No exterior lighting fixtures shall be installed on any residential unit without adequate and proper shielding of fixtures. No lighting fixture shall be installed that may be or may become an annoyance or a nuisance to the residents of adjacent residential units.

5.14 – Wells

No sprinkler or irrigation system of any type which draws upon water from wetlands, lakes, canals, ponds, lagoons, streams or other ground or surface water within or contiguous to the property may be installed, constructed, or operated within the property unless prior written consent is obtained from the Board and such irrigation system is approved by applicable governmental agencies, including the S.W.F.W.M.D. and the Department of Environmental Protection.

Exhibit A

Connerton Real Estate Signs - By Owner



Approximate Cost \$90.95 including tax

Name: _____

Address: _____

Phone No: _____

Email Address: _____

Additional Information/Instructions: _____

Please produce: For Sale Sign For Rent Sign

Contact Information for Sign Production & Pick-up

Architectural Signage and Printing

6812 Land O' Lakes Blvd.

Land O' Lakes FL 34638

813-996-6777

Email completed form to: [Jonathan@SignsBy ASAP.com](mailto:Jonathan@SignsByASAP.com)

-or-

[Heather@SignsBy ASAP.com](mailto:Heather@SignsByASAP.com)

Exhibit B

Connerton For Sale Signs -Realtors®



Approximate Cost \$90.95 including tax

NOTE: A replacement vinyl can be produced for \$35.00

Realtor Name: _____

Company: _____

Phone No: _____

Email Address: _____

Contact Information for Sign Production & Pick-up
Architectural Signage and Printing

6812 Land O' Lakes Blvd.

Land O' Lakes FL 34638

813-996-6777

Email completed form to: Jonathan@SignsBy ASAP.com

-or-

Heather@SignsBy ASAP.com

EXHIBIT C

APPROVED PLANT LIST (revised 3-1-2019)

Botanical Name	Common Name	Minimum Size At Installation
SHADE TREES		
Acer rubrum	Red Maple	65-Gallon
Gordonia lazianthus	Loblolly Bay	30-Gallon
Ilex cassine	Dahoon Holly	30-Gallon
Ilex opaca	East Palatka Holly	30-Gallon
Juniperus virginiana	Red Cedar	30-Gallon
Liquidambar styraciflua	Sweetgum	65-Gallon
Magnolia gandiflora	Southern Magnolia	65-Gallon
Pinus elliotti densa	Slash Pine	30-Gallon
Pinus palustris	Longleaf Pine	30-Gallon
Platanus occidentalis	Sycamore	65-Gallon
Quercus laurifolia	Laurel Oak	65-Gallon
Quercus nuttalli	Nuttall Oak	65-Gallon
Quercus shumardii	Shumard Oak	65-Gallon
Quercus virginiana	Live Oak	65-Gallon
Taxodium distichum	Bald Cypress	65-Gallon
Ulmus parvifolia	Drake Elm	65-Gallon
Ulmus parvifolia	Allee Elm	65-Gallon
PALM TREES		
Butia capitata	Pindo Palm	6-8' c.t.
Chamaerops humilis	European Fan Palm	2-6' c.t.
Livistona	Fan Palm	6-10' c.t.
Phoenix canariensis	Canary Island Date Palm	10' c.t.
Phoenix dactylifera 'Medjool'	Medjool Dactylifera	Palm 10' c.t.
Sabal palmetto	Cabbage Palm	8-10' c.t.
Trachycarpus fortunei	Windmill Palm	4' c.t.
Wodyetia bifurcata	Foxtail Palm	6-10' c.t.
ACCENT TREES		
Betula nigra	River Birch	8-10' o.a.
Berberis thunbergii	Japanese Barberry	6-10' o.a.
Callistemon	Bottle Brush	6-8' o.a.
*Citrus spp.	Orange, Grapefruit, Lemon	6-8' o.a.
Eriobotrya japonica	Loquat	6-8' o.a.
Ilex latifolia	Mary Nell Holly	30-Gallon

ACCENT TREES (continued)

Ilex 'Nellie Stevens'	Nellie Stevens Holly	30-Gallon
Ilex vomitoria	Yaupon Holly	6-8' o.a.
Lagerstroemia indica spp.	Crepe Myrtle Species	30-Gallon
Ligustrum japonicum	Ligustrum	30-Gallon
Magnolia grandiflora	Southern Magnolia	30-Gallon
Magnolia virginiana	Sweet Bay	6-8' o.a.
Myrica cerifera	Wax Myrtle	30-gallon
Podocarpus macrophyllus	Podocarpus	6-8' o.a.

ACCENT SHRUBS

Alpinia	Shell Ginger	7-Gallon
Chamaerops humilis	European Fan Palm	7 or 15 Gallon
Crinum asiaticum	Crinum Lily	7-Gallon
Gardenia jasminoides	Gardenia	7-Gallon
Livistonia	Fan Palm	7-Gallon
Ophiopogon japonicus	Mondo Grass	3-Gallon
Phoenix Date Palms	(except reclinata)	4' o.a.
Rhapis excelsa	Large Lady Palm	3-Gallon
Strelitzia reginae	Bird of Paradise	7-Gallon
Zamia floridana	Coontie	3-Gallon

* Rear yard only.

SHRUBS AND GROUND COVERS

Agapanthus africanus	Lily of the Nile	1-Gallon
Allamanda nerifolia	Bush Allamanda	3-Gallon
Aspidistra elatior	Cast Iron Plant	3-Gallon
Bougainvillea spp.	Bougainvillea Species	3-Gallon
Camellia japonica	Camellia	3-Gallon
Camellia sasanqua	Sasanqua Camellia	3-Gallon
Carrissa macrocarpa	Natal Plum	3-Gallon
Cyrtomium falcatum	Holly Fern	1-Gallon
Acca sellowiana	Pineapple Guava	3-Gallon
Juniperus horizontalis	Creeping Juniper	1-Gallon
Galphimia glauca	Thyrallis	3-Gallon
Gamolepis	Bush Daisy	1-Gallon
Gardenia jasminoides	Gardenia	3-Gallon
Hedera helix	English Ivy	4" Pot
Hemerocallis spp.	Daylily	3-Gallon
Hibiscus	Hibiscus	3-Gallon
Ilex cornuta	Horned Holly	3-Gallon
Ilex cornuta	Chinese Holly	3-Gallon
Juniperus chinensis	Japanese Juniper	3-Gallon

SHRUBS AND GROUND COVERS (continued)

Ilex vomitoria	Yaupon Holly	3-Gallon
Illicium	Star Anise	3-Gallon
Jasminum multiflorum	Downy Jasmine	3-Gallon
Trachelospermum asiaticum	Confederate Jasmine	3-Gallon
Lantana montevidensis	Trailing Lantana	1-Gallon
Lantana depressa	Weeping Lantana	1-Gallon
Ligustrum japonicum	Japanese Privet	3-Gallon
Liriope muscari	Liriope	1-Gallon
Loropetalum Chinese.	Loropetalum	3-Gallon
Mandevilla cvs.	Mandevilla	3-Gallon
Muhlenbergia capillaris	Muhly Grass	3-Gallon
Myrica cerifera	Wax Myrtle	3-Gallon
Ophiopogon japonicus	Mondo Grass	3-Gallon
Osmanthus fragrant	Tea Olive	3-Gallon
Panicum virgatum	Panic Grass	3-Gallon
Philodendron cvs.	Philodendron	3-Gallon
Pittosporum cvs.	Pittosporum	3-Gallon
Plumbago auriculata cvs.	Plumbago	3-Gallon
Podocarpus macrophyllus	Podocarpus	3-Gallon
Rhaphiolepis spp. and cvs.	Indian Hawthorn	3-Gallon
Rhododendron cvs.	Azalea Species	3-Gallon
Sabal minor	Blue-Stem Palmetto	3-Gallon
Spartina	Cord Grass	3-Gallon
Ternstroemia gymnanthera	Cleyera	3-Gallon
Trachelospermum asiaticum	Asiatic Jasmine	1-Gallon
Trachelospermum jasminoides	Confederate Jasmine	1-Gallon
Tripsacum floridana	Gamma Grass	3-Gallon
Tripsacum dactyloides	Fakahatchee Grass	3-Gallon
Viburnum odoratissimum	Sweet Viburnum	3-Gallon
Viburnum suspensum	Sandankwa Viburnum	3-Gallon

TURF

Stenotaphrum secundatum	St. Augustine Grass	Solid Sod
Cynodon dactylon '419'	Bermuda Grass Solid	Sod

APPROVED MULCH MATERIALS

Cypress: Natural Color
 Pine Bark Nuggets: Natural Color
 Lava Rock: Natural color or Dark Red-Brown