

**ARCHITECTURAL GUIDELINES
STANDARDS & CRITERIA**

Cascades
AT
Southern Hills

RESIDENTS' ASSOCIATION, INC.

Revised and effective 8-01-2025

Table of Contents

INTRODUCTION.....	3
APPLICATION FOR ARCHITECTURAL APPROVAL	4
SITE IMPROVEMENT STANDARDS	7
1. Exterior Maintenance	7
2. Painting	7
3. Fences and Hedges	8
4. Patios and Decks.....	10
5. Porches.....	10
6. Porch Screen Enclosure and Windows	10
7. Screen Enclosures	11
8. Front Entry Screen Door.....	11
9. Garages.....	11
10. Garage Screen Enclosures	12
11. Roof Gutters.....	12
12. Swimming Pools, Hot Tubs and Spas	12
13. PVC Solar and Pool Heating Panels.....	13
14. Roofing	14
15. Storm/Hurricane Shutters and Decorative Front Shutters.....	14
16. Window Tinting.....	15
17. Awnings / Shade Sails	15
18. Lighting	16
19. Landscape Lighting	16
20. Security Lights and / or Security Cameras	17
21. Trees, Plants, Mulch and Garden Maintenance	17
22. Landscape Borders	19
23. Hardscapes, Decorative Embellishments, Decorative Flags, etc.....	20

24.	United States Flags	21
25.	Potted Plants	21
26.	Exterior Mechanical Equipment.....	22
27.	Water Softeners.....	23
28.	Backflow Preventers	23
29.	Outbuildings, Storage Sheds and Storage Boxes	23
30.	Signs	24
31.	Hose Reels	24
32.	Garbage and Trash Disposal.....	24
33.	Drives, Lead Walks, Porch Floors and Sidewalks	24
34.	Mailboxes	25
35.	Antennae / Satellite Dish	25
36.	Basketball Goals	25
37.	Barbecues	25
38.	Yard Toys	26
39.	Commercial Trucks, Trailers, Campers and Boats.....	26
40.	Backyard Putting Greens.....	26
	CLOSING - These guidelines may be modified at any time.	26

ARCHITECTURAL GUIDELINES STANDARDS & CRITERIA CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC.

Step One: Read the Association's Documents first! *“Any request by an Owner for approval by the ARC for any addition, alteration, improvement, or change to a lot or any structure constructed thereon shall be in writing and shall be accompanied by plans and specifications or other details as the ARC shall deem reasonably necessary in connection with its determination as to whether or not it will approve same.”*

INTRODUCTION

The intent of the contents of this guide, as well as the existence of an Architectural Control Board (ARC), is to provide the guidelines required for maintaining an aesthetically pleasing community. Adhering to these guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards.

In conjunction with the Documents for *the Cascades at Southern Hills Residents Association, Inc.*, (“the Association”) the design standards are binding on all parties having interest in any portion of the Cascades at Southern Hills, and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the documents. It is the intent that this document is a guide and may be changed or modified as the need occurs.

Terms such as “good taste” and “sound design” are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to encourage “good design” by showing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ARC be construed as meeting the requirements of the City of Brooksville or any governmental agency required for approval.

The ARC has the sole and exclusive right to modify, revise, add, delete or make any changes to this manual without notification or approval of any party with oversight by the Board of Directors.

APPLICATION FOR ARCHITECTURAL APPROVAL

GENERAL

Architectural approval is required for “any addition, alteration, improvement, or change to a lot or any structure constructed thereon”. Thorough and timely submission of the Alteration Application and supporting documentation as well as adherence to the guidelines set forth in this process will prevent delays. Questions concerning interpretation of any matter set forth in the Guide should be directed to the ARC.

It is our goal to approve all requests in an expedient fashion. **For the purpose of a rapid response, it is requested that each form is limited to one request.** The more detail provided with the submittal, the quicker a response may be expected.

The ARC shall review the application and accompanying documents within 30 days and indicate its approval, disapproval, additional information necessary or recommendations for change to the plan.

Work generally falls into one of three categories:

Maintenance Work:

Architectural approval is not required for maintenance work that does not require a permit or alter approved elements to the lot or structure.

Examples of work not requiring Architectural approval include owner directed or performed maintenance work such as cleaning, pressure washing, caulking, minor paint touch-up in the approved color, changing annual flowers in approved planter beds, screen repair and routine pruning and trimming.

Simplified Process:

Architectural approval under the simplified process is required for minor, non-structural work, that will be completed in a short period.

Examples of work that can proceed under the Simplified Process include additions or alterations to landscaping design, repainting in the same or a different approved color, installation of gutters, fence, front entry door or screen door, flagpole, landscape lighting, architectural elements not requiring a permit, and pavers and hardscape not requiring a permit.

Work conducted under the Simplified Process should commence and be completed within 60 days of ARC Approval unless otherwise specified. Approval for any work not completed within the specified time, expires, and requires reapplication prior to commencement or resumption.

The Simplified Process procedures are as follows:

1. Submitting a fully completed application on the form approved by the ARC.
2. Provide all supporting documentation including materials, color, diagram, photo or brochure, etc., as necessary to describe alteration. The ARC may request additional documentation in order to complete the review.
3. Approval by the ARC.

Full Process:

Architectural approval under the Full Process is a 4-step procedure, typically requiring, construction by a Contractor adhering to professional building standards, permits from and notices to, governing agencies, requiring greater detail and a more lengthy time to complete

Examples of work that requires the Full Process include, without limitation: additions or other structural work to the improvements on the lot, major maintenance requiring a permit such as reroofing, concrete or stucco work, swimming pools, screen enclosures and related structures.

All work conducted under the Full Process will be approved for commencement and completion within a specified time. Construction should commence within 60 days and be completed within 180 days of issue of Permit date. Completion of the work will be evidenced by inspection and certification of the Management Company or ARC. ***Approval for any work not completed within the specified time, expires, and requires reapplication prior to commencement or resumption.***

The Full Process procedures are as follows:

1. Initial Review

- a. Requires a fully completed Alteration Application with all supporting documentation including materials, colors and project design.
- b. Survey Plan showing the approximate location and dimensions of all improvements, including driveway, irrigation, swimming pools and the improvements to be made.
- c. Floor Plans – If applicable and Exterior Elevations (all sides) – If applicable
- d. Concept Landscape Plans - if it involves any modification to the current landscape including but not limited to the addition of any hardscape such as sculpture, stone or wood features. Drawings and materials must be indicated.
- e. And any other information, data, and drawings as may be reasonably requested by the ARC.

No construction or structural improvement, alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials, and location of same shall have been submitted to, and shall have received approval by the ARC.

2. Submission of Plans to the Building Department

Following the approval of the ARC Application by the ARC, the owner may submit their plans to the Building Department, or the required agencies, which have jurisdiction for the required permits. Changes, if required by the said agencies, must be re-approved by the ARC.

3. Construction Commencement

A copy of the building permit, if one is required, may be requested by the ARC prior to the Owner beginning construction. If the requested improvement does not require a building permit, all materials utilized in the improvement that will be visible from the outside of the home must be approved by the ARC before Commencement. Any modification to the original application for any reason must also be re-approved.

No storage of construction materials is allowed in the public Right of Way or the front of the owner's lot.

4. Final Inspection

The ARC shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement the Homeowner shall give notice to the Management Company or the ARC.

Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the owner.

NOTE: All homeowners shall be held responsible for the acts of their employees, subcontractors, and any other persons or parties involved in construction or alteration of the home site. The responsibilities include, but are not limited, to the following:

- a. Ensuring that the construction site and community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
- b. Restoration of any damage to common areas.
- c. Re-routing of irrigation and restoration of landscaping and sod if necessary.

- d. Alteration or reconstruction of drainage swales or grading as required due to construction or alteration of the home site.
- e. Repair, re-routing or alteration to utilities including service laterals and irrigation main lines or control components.
- f. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site.
- g. Ensuring the safe operation of vehicles used by construction personnel within the community.
- h. Providing access to the community as required by deliveries, construction personnel, inspectors and others associated with the work.
- i. Ensuring contractors' vehicles when parked do not block mailboxes or other residents' driveways or the roadway in general.

SITE IMPROVEMENT STANDARDS

1. Exterior Maintenance

Exterior finishes, surfaces and materials of dwellings shall be maintained in a first-class condition and free of decay, deterioration, stains, rust, mold mildew, peeling or fading paint, and similar conditions. Maintenance shall include routine cleaning, repainting and repair of deteriorating surface and sub surface materials including, but not limited to, stucco, columns, railings, facias, soffits, dormers, and gable ends, etc.

2. Painting

Repainting in the original color requires an application for approval stating that the original color is being reused. A sample of the colors being custom mixed to the original or the manufacturer color chip must be submitted with the application.

If the homeowner does not have a record or sample of the original color combination, a new color combination must be chosen and submitted for approval.

Painting a new color combination requires an application with complete detail of areas to be painted and the desired colors which will require approval of the ARC. The "color book" that resides in the Community Center is available to assist residents with color selection, but available colors and color combinations are no longer restricted to those in the book.

Body Color - The body color of the home will be defined as the color covering the majority of the home, typically also referred to as the outer wall color. This color will be consistent on the home

exterior. The ARC generally allows a body color that fits within the pastel color pallet to include White, Blue, Gray, Green, Yellow or Beige and that fits within the general color spectrum of the existing homes in the neighborhood.

Body colors that will not be approved moving forward include dark brown, dark gray, black, purple, red and other non-pastel colors.

Trim – will be one consistent color and will also be pastel unless white is selected.

Garage Doors - With one exception will be painted either white or the body color of the home. An exception has been permitted for insulated and reinforced doors that come from the factory in a brown color as can be seen on some homes in the neighborhood.

Upper Gables - Non-pastel colors with the exception of fluorescent (exceedingly bright or garish) colors within the blue, red, yellow or green pallet can be used as an accent color, if desired, in these areas as can be seen in various houses in the neighborhood that have this architectural feature. **Front**

Door – There is currently no restriction on the color that may be chosen for the Front door. **Columns** – Columns whether faux or actual will either be painted white, trim color or body color. **Shutters** – Can be any Shutter color currently used in the neighborhood.

Gutters and Downspouts – These will either be white, trim color or body color.

Finials or other Architectural decorations – These will either be white, body color, trim color or black.

The same body color will not be used on adjoining lots or directly across the street. If a similar body color is desired it must be at least 3 shades darker or lighter as defined by the paint manufacturers color sample sheets. Directly across the street means lots that overlap by more than 50% of the width of the lot based on the extension of a line from the lot corners at a right angle to the centerline of the road (tangent on curves).

Painting must be completed within 60 days of Approval, please plan accordingly.

3. Fences and Hedges

No fence or wall or other structure shall be erected, except as approved by the ARC or as installed by the developer or builder. Each fence must be approved as to location and cannot extend forward of the rear corners of the house, nor extend to the side beyond the left or right rear corner of the house.

A five- foot setback from the property line must be maintained in order for mowers and other equipment to access rear lawn and common areas. Regardless of property line location no fence will encroach closer than 10 feet to another property's fence to allow for equipment access.

It is the homeowner's responsibility to ascertain that the area to be fenced does not exceed the above-described boundaries. It is the homeowner's responsibility to obtain a property survey or any required permits prior to installation. Additionally, the homeowner is responsible for any relocation or damage to any underground infrastructure such as irrigation lines.

A fence installed along the rear lot line (with a five-foot offset) only or a side lot line (with a five foot offset) only, where the lot adjoins a common area, will not be considered an enclosed area so long as access by maintenance equipment is not obstructed or limited.

All homeowners installing a fence that encloses the yard in such a way as to obstruct or limit access for lawn maintenance equipment or that creates a gated enclosure releases the builder, developer, and the Association from any responsibility for maintenance of the turf, landscaping and irrigation located within such area that is gated or otherwise inaccessible for maintenance equipment.

All gated, enclosed or otherwise inaccessible areas will be maintained by the homeowner to a standard and on a schedule consistent with the maintenance performed by the Association or the Association's contracted vendor.

Fence material is Black Powder Coat Aluminum. Further described as:

- a. Flat Top, 3 Rail, 48-inch height. Height may be adjusted to meet Code requirement for pool installation if pool is left unscreened and a reference regulation is provided to ARC as part of improvement request.
- b. At least one Single Gate - Width, 36 inch minimum to 48 inch maximum.
- c. Rails - 1 inch square, Section Posts - 2-inch square.
- d. Pickets - 5/8-inch square, spaced 3 7/8-inch apart.

HEDGES

A fully completed application with drawings/dimensions must be submitted.

Hedge means a continuous arrangement of three or more shrubs for the purpose of screening or dividing spaces which are planted and maintained as a living fence.

- a. No hedge shall be planted, except as approved by the ARC. Each hedge must be approved as to location.
- b. Hedges, as with all plantings, must be planted a minimum of five (5) feet inside any lot line
- c. It is the homeowner's responsibility to ascertain that the area to be planted does not encroach over property boundaries and is contained within the property owner's lot.
- d. It is the homeowner's responsibility to obtain a property survey or any required permits prior to installation.

- e. Additionally, the homeowner is responsible for any relocation or damage to any underground infrastructure such as irrigation lines.
- f. Hedge plantings are limited to “Plum Pine Podocarpus”. The hedge, when mature, shall be maintained at no more than two (2) feet in width and no taller than six (6) feet and will be maintained by the homeowner.

4. Patios and Decks

Patios and decks require submittal with a site plan and specifications for materials and finish. Patios and decks requiring a building permit will be subject to the Full Process application described in these guidelines.

Patios may be constructed of concrete in a natural finish or with an approved decorative surface. They may be constructed of pavers applied to a properly prepared base and finished with a concrete coping. Pavers matching those used for the front driveway and walk are acceptable; however, other patterns or colors require specific approval which the ARC has the authority to do.

Decks are subject to approval on a case-by-case basis but in all cases, they should specify full skirting and landscaping of any support structures or crawl spaces and deck material should be a stable manufactured product of plastic, PVC, fiber cement or similar engineered decking material but can also be pressure treated wood if desired.

5. Porches

Porches are covered areas either constructed as a part of the home or added to the home. The addition of a porch requires the Full Process application. Porch additions require permitting. Porch additions should be designed using architectural design, supports, fascia, soffit and roofing of the same type and material used in the original design, color and construction of the home.

METAL FRAME OR METAL ROOF PORCH ADDITIONS ARE NOT ALLOWED.

Generally, a porch addition will be done in conjunction with a patio addition. If a porch is added to an existing patio, the foundation must be certified by the architect or engineer as compliant with applicable building codes and wind regulations.

6. Porch Screen Enclosure and Windows

FRONT PORCH SCREENS ARE NOT ALLOWED. Porch screens are permitted on the rear of the home or within the standard building setbacks on the side of the home. Porch screens are described as screen panels that enclose the area under a covered porch roof that is a part of the home or is being added as an approved addition to the home.

All porch screen frames will be of dark bronze or black pre-finished aluminum framework and black or charcoal screen. Windows are allowed on rear, covered porches provided that: they are located on the inside of the screen and match the frame color of the screen.

All newly added porch screens will have a 16” kick plate. All maintenance and repair of screens and windows is the responsibility of the homeowner, and they shall be maintained in good condition.

7. Screen Enclosures

Screen enclosures are allowed only as a permanent attachment to the residential structure. They require permitting and the Full Process application described herein. Screen enclosures may enclose a pool, patio, deck, planter area or a combination of the preceding. Enclosures will not exceed the height or width of the residential structure and will conform to all governmentally required setbacks.

All newly installed screen enclosures will be of dark bronze or black pre-finished aluminum framework **with a 16 inch kick plate** and black or charcoal screen. Where gutters are a part of a screen enclosure system, they shall match the enclosure material. Down spouts shall match the enclosure material when attached to the enclosure framework.

All maintenance and repair of screen enclosures is the responsibility of the homeowner, and they shall be maintained in good condition. Screen enclosures may NOT be used as storage space.

8. Front Entry Screen Door

. Pre-approval by the ARC is required prior to installation of any front entry screen door.

The application must include a photo of the existing front entrance color combination. Final approval of requested color to be determined by the ARC.

9. Garages

Garage doors shall be of a raised panel design and may have a decorative glass top panel in an existing neighborhood approved design or match the original builder installed design and color.

Decorative hinges /handles are allowed but must match those as installed by the Builder and/or are consistent with those currently within the Community.

Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door, and only one door needs replacing, it must be possible to match the exterior design and color of the remaining door or both doors must be replaced at the same time. The new door(s) must abide by the Garage Door portion of section 2 above.

10. Garage Screen Enclosures

GARAGE SCREEN ENCLOSURES ARE NOT PERMITTED.

11. Roof Gutters

- a. Gutters shall be of the continuous metal type, painted as per Section 2 or Section 7 as appropriate.
- b. Downspouts shall be of the continuous metal type, painted as per Section 2 or Section 7 as appropriate.
- c. Splash blocks are required at the base of downspouts.
- d. Homeowner shall maintain and repair all gutters, downspouts, and splash blocks in perpetuity.
- e. Homeowner shall ensure that drainage from downspouts is directed towards the natural drainage pattern towards the front or rear of the home and causing no erosion or ponding in accordance with all applicable Building Codes.
- f. To preclude excessive water between houses it is strongly recommended that gutters be installed on the sides of the home as well as on any other desired primary wall.

12. Swimming Pools, Hot Tubs and Spas

Any swimming pool to be constructed upon any home site shall be subject to the Full Process application as described on page 5, Application for Architectural Approval. The design must incorporate at a minimum, the following:

- a. Only in ground permanent pools are permitted.
- b. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- c. Screening (Standard 7) or Fencing (Standard 3) of pools is required. Plans and design for the pool and enclosure must be submitted to the ARC for approval.
- d. Pool equipment must be screened from front street view. Specifically, when standing at either front corner of the house property line where it intersects the road, the screening material or planting should hide the equipment or should be expected to hide the equipment within one year of normal growth based on selected plants. Plans and design for the equipment screening, plantings are acceptable, must be submitted to the ARC for approval.

- e. The owner is responsible for any necessary relocation to the Irrigation Lines and Sprinkler Heads prior to commencement of construction and any damage to same during construction. Any work necessary to the Lines or Heads once completed must be inspected by the HOA Landscape /Irrigation Company to confirm functionality and such inspection will be coordinated with the Management Company. All necessary work is at the owner's expense. If such relocation is found to be defective, owner will be responsible to promptly ensure it is corrected at their expense.

HOT TUBS/SPAS

Hot tubs/spas must be located on a pool deck or covered rear patio and are subject to ARC approval.

- a. Submit a fully completed application on the form approved by the ARC.
- b. Provide all supporting documentation including materials, color, photo or brochure, etc., as necessary to describe alteration.
- c. A drawing of the deck area with dimensions showing the location is required.

13. PVC Solar and Pool Heating Panels

Florida Statute 163.04 forbids any binding agreement (between HOAs or otherwise) to prohibit a property owner from installing solar panels. An HOA may restrict where you place your solar panels, but not if the system's performance suffers as a result.

The following requirements are applicable to both types of solar panels.

- a. A Full Process application is required including location of panels and equipment with a complete description of the product and specifications. Include photos of the roof area where the array will be mounted and the manufacturer's description of the system, photos and/or pictures of the system and color of the system.
- b. All plans must be preapproved by the Architectural Control Board (ARC) prior to installation.
- c. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
- d. Solar Pool Heating Panels and Solar Electric Panels are preferred on the rear or rear 1/2 portion of the side roof per measurement of plans, to have the least possible visual impact from the street.
- e. In the event solar panels are unable to provide effective operation when placed on the rear or rear 1/2 portion of a home, an owner shall submit a report from a Florida licensed "solar contractor", as defined by Section 489.105, Florida Statutes, with their ARC Application stating that the rear facing panels will be or are ineffective on the home and identifying all

locations that allow for effective operation. "Effective operation" means satisfactory or adequate and does not mean optimum operation of the solar panels.

- f. The preferred panel color is black with all black piping and black hardware.
- g. Piping / Conduit below the roofline must be painted the same color as the home.
- h. Any exterior ground mounted equipment must be screened from street view with the appropriate landscaping.
- i. Homeowner is to maintain the installation in an aesthetic appearance.

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. The ARC may require bids or estimates from a second contractor in order to make an informed decision.

14. Roofing

All roofing repairs shall be done in the original type, grade, style and color of shingles unless otherwise approved by the ARC. All roof work shall be permitted and performed in accordance with applicable codes and regulations. Roof replacement may be of a different color and/or higher grade of roofing shingle if its appearance is consistent with other homes in the neighborhood and will require approval of the ARC.

15. Storm/Hurricane Shutters and Decorative Front Shutters

- a. Temporary Storm Shutters are to be installed only in the event of a storm warning and must be removed no later than seven calendar days after the warning is lifted.
- b. Permanently attached "roll up" or similar retractable storm shutters must be approved by the ARC.
- c. Permanently attached Storm Shutters must be white or match the exterior wall/body house color of the home to which they are attached. The exposed frame portions of the shutter system must be white or match the exterior wall house color of the home to which they are attached.
- d. Permanently attached storm shutters may be extended only in the event of a storm warning and retracted no later than seven days after the warning is lifted.
- e. Decorative Shutters, may be installed on Front Windows only, and adhere to the following specifications:
 - 1. Shutters must be installed to the full height of the window opening.

2. Shutters must be installed flush to the vertical window edge covering any window banding.
3. Shutter width to be a minimum of 14 inches not to exceed 16 inches.
4. Shutter style - Raised Panel, Louvered or Board and Batten.
5. Shutters to be painted to match trim requirements in Section 2.

16. Window Tinting

All window-tinting additions must be perpetually maintained and cared for by the homeowner. Window tinting must have a percent of solar reflectance of less than 33%, and a percent of solar absorption below 45%. When possible the chosen color must be as close as currently available to the color of the other windows on the house.

17. Awnings / Shade Sails

Exterior/Stationary awnings and Shade Sails are not permitted.

Awning specifications are divided into three sections: Description and material specifications; aesthetics structure and installation; and maintenance and responsibility. Homeowners must complete a Homeowner Application for Architectural Review and submit it to the ARC for approval prior to any installation.

DESCRIPTION AND MATERIAL SPECIFICATIONS

Awnings falling under this category shall conform in all respects to the following description. Applicants are strongly encouraged to stay within these guidelines. The applicant must provide with their application, awning specifications and installation instructions showing compliance with all requirements in each section.

- a. Awnings may only be installed on the back of the home.
- b. Only retractable installations are permitted (typical installation over patio or deck, may be electric or manually retractable)
- c. Awning fabric choice is from the Sunbrella® line of awning fabrics, as an example, or of any similar quality and material.
- d. Proposed awning colors should be compatible with the exterior wall or Trim color of the house.

Retractable awning systems (both manual and motorized) are packaged as a unit and the approval of a desired package will dictate the accompanying support mechanisms and framework. Installation of retractable awnings must be affixed to the structural members of unit.

NOTE: Retractable awnings, when not in use, must be stored in closed position.

NOTE: Electrical installations shall meet existing codes and conduit and controls cannot be exterior to the home.

AESTHETICS, STRUCTURE AND INSTALLATION

- a. The applicant must provide with their application, dimension specifications and installation instructions showing compliance with all requirements in each section.
- b. All installations shall conform to structural and functional requirements deemed appropriate by manufacturer and installer and applicable requirements and rules of the ARC and any and all applicable local, state, and federal codes, guidelines or regulations.

18. Lighting

- a. Exterior Lighting: All exterior lighting shall be consistent with the character established in the community, and be limited to the minimum necessary for safety, identification, and decoration. Any changes or additions to current lighting must be approved by the ARC. A picture of the proposed lighting must accompany the application.
- b. Holiday Lighting: Holiday lights and decorations may not be installed more than thirty (30) days before the holiday and must be removed by the third weekend after the holiday. No holiday lighting or decorations may cover or exceed more than twenty-five percent (25%) of the front yard as measured from the extended line of the front of the house to the sidewalk or street for those houses without sidewalks. No single light may exceed more than a 100-watt bulb or a total of all lights 2,500 watts for any holiday lighting scheme.

19. Landscape Lighting

- a. Permanent Lighting (Up-lighting): Permanently installed landscape lighting shall be submitted for approval. Landscape lighting should not cause glare nor be directed off the property on which it is installed. Lighting design should indicate location, wattage, fixture type and area to be lighted for each fixture.
 1. Fixtures shall be located in landscape beds and shall not interfere with landscape maintenance.

2. The homeowner assumes all responsibility for maintenance and repair of lights including, but not limited to, damage during normal maintenance activities, by irrigation or chemicals.
- b. Walkway Lighting: Walkway lighting is allowed to be placed in the ground along the walkway, on the inside of a mulched bed(s).
 1. Walkway lighting is prohibited to be placed in the ground in the grass outside the flower beds unless the homeowner is maintaining their own landscape maintenance.
 2. Walkway lighting fixtures must be black or bronze in color and approved by the ARC. A picture of the proposed fixtures, number of fixtures and illustration of placement of fixtures must accompany the application.
- c. Power cables, lines, cords shall never be located over sidewalk and / or driving surfaces to avoid potential trip hazard concerns.

20. Security Lights and / or Security Cameras

- a. Security lights / cameras shall be of the simple lamp holder type and not a decorative luminary.
- b. If a fixture is approved to be mounted to a component of a bronze or black screen or any structure, the holder shall match the component to which it is attached.
- c. Maximum of two lamps per holder at any one location. Maximum of four locations on home. Maximum wattage per lamp shall be 150 incandescent or LED equivalent.
- d. Lamps / cameras shall be aimed so as not to illuminate or overlook adjacent neighbor's homes or private outdoor space. (Lanai, Front Porch, Patio, etc.)
- e. If security lighting causes glare when viewed from other properties, the homeowner shall re-aim or shield the fixture in such a manner as to minimize glare.

21. Trees, Plants, Mulch and Garden Maintenance

- a. No trees or plants will be planted within easements or drainage swales. Any trees or plantings that are determined to be within these areas and determined to be in need of removal will be removed at owner's expense.
- b. No trees or plants are allowed in the area between the sidewalk and the street except as required by code or ordinance or as installed by the developer or builder. Any tree required by code cannot be removed unless replaced by an approved tree meeting the code requirements or as noted below.

NOTE: Per the original guidelines for our neighborhood, a live oak tree must be planted as the closest tree to the street in the front yard of all houses.

1. On the side of the street with a sidewalk, trees will be planted no closer than 4 feet from the sidewalk towards the house (boulevard trees).
2. On the side of the street with no sidewalk, boulevard trees will be planted no closer than six feet from the curb towards the house (streetside trees).
3. For boulevard trees planted after 03/21/2024, that tree can be one of the 5 varieties listed below and cannot be a dwarf variety

Allowable Varieties for boulevard trees:

- Live Oak
- Red Maple or Florida Maple
- Yellow or Purple Tabebuia
- Crepe Myrtle
- Bottle Brush

NOTE: If a crepe Myrtle is selected as a boulevard lining tree it will not be knuckled or severely trimmed, it will be permitted to grow to its natural habit with trimming limited to obstruction of the roadway or sidewalk as with the other four tree types.

- c. Trees other than the 5 approved varieties may be planted behind that boulevard tree to maintain a consistent look to the neighborhood.
- d. Replacement of any dead or less than 6" in diameter live oak boulevard lining tree with either another live oak tree or a full-sized tree of one of the other 4 approved varieties is permitted without ARC approval.

NOTE: Crepe Myrtle trees planted in the front yard either as a replacement for a live oak or behind the "street side" live oak will not be "knuckled".

- e. Replacement of an existing tree with another tree of the same exact type/species in the exact location of the previous tree does not require an approved application.
- f. Homeowner is responsible for ensuring that the planting of any new tree meets the requirements of any and all applicable codes/regulations for the planting of trees.
- g. No tree planting may interfere with any easement or the flow of any stormwater drainage or adversely affect the original civil site design/plan.
- h. No tree can be placed in a location where it will obstruct sightlines for traffic on community streets, either at the time of planting or as the tree(s) grow.
- i. Trees are to be pruned as needed and maintained with the canopy no lower than eight feet (8') from the ground and will be maintained at a contracted height above the road by the Association's contracted landscape vendor.

- j. Trees and shrubs shall not be planted such that their expected growth will encroach any closer than 5 feet from any property line unless approved by the ARC. Assurances by the homeowner that the tree or shrub will be pruned to prevent such encroachment will be acceptable.
- k. All Association planted trees within the right-of-way and common areas are the responsibility of the HOA and are not the responsibility of the individual homeowner to maintain.
- l. Any tree or plants planted outside the existing beds, must be approved by the ARC. Seasonal plantings (annuals) within an approved planting bed do not require additional architectural approval.
- m. Any required tree or landscape element killed by heat, drought, cold disease or other cause must be replaced by the homeowner (as noted above) unless an altered landscape plan is approved.
- n. Replacement of dead plants (not trees/bushes) within existing landscape boundaries is permitted. In the event of a question, the homeowner should contact the ARC before submitting an application.
- o. It is encouraged to use only Florida Friendly Landscaping materials. For detailed information on Florida Friendly Design and Landscaping Plant List please refer to <https://ffl.ifas.ufl.edu/resources/apps/plant-guide/>
- p. Mulch material will consist of natural pine bark nuggets or natural mulch with cypress until such time as the neighborhood can progress to natural mulch with cypress only.
- q. All turf areas that are inaccessible with the normal equipment in use by the Association, or within a fenced or enclosed area, are the responsibility of the homeowner to maintain in a manner and on a schedule consistent with the regular maintenance by the Association.
- r. Alteration to the Bedding Design or Size, must be approved. Illustration of the altered design including the change in placement of trees or plantings and type will be required with the application.

22. Landscape Borders

Landscape borders to be installed around bedding areas require the prior approval of the ARC.

Decorative metal or plastic landscape fence is not permitted for the front or sides of the home. Materials allowed are as follows;

- a. Continuous pour concrete curbing not to exceed six (6) inches wide by four and one half (4 1/2) inches in height and either earth tone, a close match to driveway paver color, white, gray or house trim color.
- b. Brick or stone pavers. Color will be a close match to driveway paver color, white, gray or house trim color.

- c. Other decorative border material may be approved at ARC discretion with color options of a close match to driveway paver color, white, gray, or house trim color.

The application must include a photo of color, size and design if stamped, with a complete diagram of each area to be bordered. A sample may be requested.

The homeowner is responsible for any relocation or damage to the irrigation lines due to installation of borders. The Association or landscape company are not responsible for damage to borders while performing normal maintenance.

23. Hardscapes, Decorative Embellishments, Decorative Flags, etc...

In front yards, Four (4) Hardscape Elements, Decorative Embellishments or Flags, will be permitted on the 51 foot nominal lots and Six (6) on the 76 foot nominal lots.

Please note that Potted Plants, Guideline Standard # 25 are included in the total number of elements allowed.

Hardscape elements include, but are not limited to; Sculptures, Statues, Fountains, Decorative Planters. With the proper application, Hardscapes may be permitted. Hardscape elements are further defined as any man-made item that is located in gardens or landscaping, for the purpose of decoration or any other use.

The Hardscape element base shall be no larger than three (3) feet by three (3) feet and a maximum of three (3) feet tall. The Hardscape element(s) must be of “good taste”, earth tone in color, not of an offensive subject or appearance, and not negatively impact any neighboring home environment.

Natural Hardscape elements such as rock and wood are subject to approval. The owner assumes all risk of damage to Hardscape elements and holds the association and their employees and contractors harmless for any damage that occurs during lawn and irrigation maintenance activities.

Decorative Embellishments not requiring application are; Shepherd’s Hooks, Garden Flags/Banners, Wind Chimes and other freestanding manmade or attached works. Shepherd’s hooks will only be permitted when in use to house live plants.

Decorative Flags are counted in the total number of allowable elements as defined above. The maximum size of a decorative flag is four- and one-half feet by six feet (4 1/2' x 6'). Flagpoles for decorative flags must be mounted to the home directly to the left or right of the front door or the garage door. Approval is required for the mount and pole for decorative flags. All decorative flags shall be in well maintained condition and in colors and subject matter that is truly decorative as opposed to social message, advertising or political matter.

A homeowner may choose any combination of Four (4) or Six (6) pieces of Hardscape Elements. Decorative Embellishments or Decorative Flags, as defined above, display on their property based on their lot size, noting potted plants in a bedding area are included in the total.

Temporary/Seasonal Decorations

Seasonal decorations must be removed within two weeks of the date being celebrated. No decorations may interfere with normal landscaping maintenance operations, nor can they be placed in common area trees.

Homeowner(s) will be required to remove any element(s) that exceed the allowable number permitted. The Hardscape element(s), Decorative Embellishment(s) or Decorative Flag(s) must be within the existing bed lines.

24. United States Flags

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectable manner and one portable, removable official flag in a respectful manner, not larger than four- and one-half feet by six feet (4 1/2'x6') which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard or a POW-MIA flag.

Any homeowner may erect a freestanding flagpole no more than 20 feet high if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from the flagpole one official United States flag, not larger than four- and one-half feet by six feet (4 1/2'x6') and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines or Coast Guard or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States Flag.

Freestanding flagpoles require full application and approval. No flagpole will be allowed for use for other purposes such as antenna or electronic devices.

The flagpole and display are subject to all building codes, zoning setbacks and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

25. Potted Plants

Potted plants will be allowed under the following conditions:

- a. Potted plants are permitted on the front porch of the home. Pots must be no greater than 3 feet in height. The plants must be maintained in good condition and pots must be removed when no longer in use.

- b. Potted plants are permitted in front landscape beds, however, pots in the front bedding area will be included in the total number of allowable elements as further described in Guideline Standard # 23; Hardscapes, Decorative Embellishments, Decorative Flags etc. Pots in front landscape beds or outside the front porch must be no greater than two (2) feet in height and earth tone color, or the color scheme of the home. The potted plants must be maintained in good condition and must be removed when no longer in use.

The maximum number of potted plants in a front bedding area with no additional Hardscape or Decorative element, is four (4) on a 51-foot lot and six (6) on a 76-foot lot. There will be no potted plants allowed in the grass

- c. Potted plants are permitted at the rear of home on porches and patios and within approved landscape beds as long as they are not visible from the front road or front of the home. The potted plants must be maintained in good condition and must be removed when no longer in use.
- d. Potted plants are not permitted in turf areas or in locations that interfere with landscape or turf care.
- e. The owner assumes all risk of damage to pots and plants and holds the association and their employees and contractors harmless for any damage that occurs during lawn and irrigation maintenance activities.

26. Exterior Mechanical Equipment

This guideline applies to the installation of exterior mechanical equipment including, but not necessarily limited to, air conditioning compressors, water softeners, propane tanks, permanent outdoor generator, pool heaters, pool filters and related equipment.

- a. The location and installation of all such equipment shall comply with building codes and setbacks and shall be properly permitted by governmental agencies if required.
- b. The equipment shall not be located in swales or interfere with site drainage.
- c. Equipment shall be located adjacent to the existing side or rear wall of the home and placed upon a concrete slab or similar hard surface as deemed appropriate for the type of equipment.
- d. The maximum height of equipment above ground shall be four (4) feet (not including vent pipes, controls or disconnects).
- e. Equipment shall be screened from front street view by the installation of hedge-like plants similar to existing landscape design and as further described in section 12d above.
- f. The Association will not assume any responsibility for maintenance or warranty for the equipment or shrubs.

27. Water Softeners

All water softeners or refiners must be installed and kept within the garage or screened from street view by the installation of hedge-like plants similar to existing landscape design and as further described in section 12d above. Wastewater from water softeners shall not be discharged onto the yard, swales or landscape areas and shall be disposed of in an approved manner. Any damage caused to shrubs from improperly discharged water is not the responsibility of the association.

28. Backflow Preventers

Maintenance and winterization of backflow preventers is the responsibility of the homeowner. Backflow preventers can be treated in more than one manner.

Backflow preventers can be covered with a cover of wood or synthetic material, only as large as necessary to enclose the device.

The device may be covered with a synthetic Rock, as consistent within the Community, in natural earth tone color only

The device may be permanently insulated with earth tone, black or green insulation wrap if it is screened from view toward the street and sides by approved landscaping materials. Insulation wrap materials shall be installed in a compact and neat application. Screening shall be installed to not obstruct drainage or access to the device, meter or other utilities that are co-located.

29. Outbuildings, Storage Sheds and Storage Boxes

Out buildings and storage sheds, that are not permanently attached to the residential structure, are NOT allowed on any residential lot or on the common areas except for use by the Association as determined by the ARC.

Storage rooms or closets that are designed and constructed as a part of the original construction of a home or as an addition thereto, shall be of the same architecture and material as the structure which they are a part of. Exterior doors shall be of similar design to the access doors on the structure.

Storage boxes are permitted on rear covered porches so long as they are of neat and orderly appearance, maintained in good condition and do not cause or attract a nuisance. No storage boxes are allowed on front porches, uncovered patios, planter beds or turf areas.

Arbors may be placed on the back patio providing they are attached to the house and the base legs are secured as well. The structure must not be visible from the street. All appropriate city requirements must be addressed, such as permits, etc.

Temporary Storage Structures (i.e., PODs, etc.)

Storage pods used during an owner move are permitted in the owner driveway for seven days only. The same is true for a new owner moving in, seven days in the driveway only.

30. Signs

Any signs will be limited in size to 18" X 24" and may be anchored and/or suspended from/with a black wire or black metal support not to exceed a total height above the grass or ground of 3 feet. Preference is for it to be located within a flower bed, when possible, to avoid Landscaper damage of the sign when mowing the lawns. Any damage caused by Landscaper operations will be the responsibility of the homeowner. No signs are to be placed in the grass between the sidewalk and street for those homes with a sidewalk or within the first 5 feet from the road inward to the front or side lawn for those houses without a sidewalk. Again, preference is for the sign to be in a flower bed to prevent interference with Landscaper operations.

31. Hose Reels

Hose Reels will be permitted on the sides of the home. They shall be mounted no greater than three feet (3') from the ground. Hoses may be neatly coiled on the ground or in an earth tone color hose holder in the landscape bed behind shrubbery out of sight from the street or nearby neighbors.

32. Garbage and Trash Disposal

Garbage, refuse, trash or rubbish shall be stored in a fashion to protect it from the street, or another Lot provided however, that the requirements from time to time of Hernando County for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage placed out for collection must be in sealed garbage bags, covered plastic garbage cans, or such other containers supplied or approved by the garbage collecting authority.

Trash, recyclables, and /or vegetation shall not be placed curbside earlier than 6:00 P.M. the evening before collection. Emptied receptacles or uncollected refuse shall be promptly removed from curbside by Owner.

33. Drives, Lead Walks, Porch Floors and Sidewalks

- a. Driveways, lead walks and front porch floors shall be of rectangular 4 inch by 8 inch pavers. Approval is required when not matching the existing pavers. The application must include the colors, manufacturer and photo.
- c. Any change to the driveway, lead walk or porch floor requires Full Process application and approval.

- d. Homeowners shall maintain all paver areas in good condition on the Drives, Lead Walks and Porch Floors. Maintenance includes cleaning on a regular basis to keep free of mildew/mold.
- e. Rear porches, patios, decks, pads and walks will be subject to approval by the ARC as to design, material and color.
- f. The Association will not assume any responsibility or warranty for drives, lead walks porches, patios, pads or decks.

34. Mailboxes

Mailboxes shall be maintained by the homeowner, in good condition, including but not limited to cleaning, painting or replacement. Replacement mailboxes shall match the original box and stand in color and design.

35. Antennae / Satellite Dish

No antennae may be installed except one (1) satellite dish that must be less than one (1) meter in diameter.

The location of the satellite dish should be planned to have the least possible visual impact from the street or other properties without compromising the function of the equipment.

The suggested location is on the rear of the house or rear half side of the house, providing an acceptable quality reception, not necessarily the optimum reception.

The Association will not assume any responsibility for damage to satellites or antennas.

36. Basketball Goals

Temporary basketball goals are permitted but must be removed and stored in the garage when not in use.

37. Barbecues

- a. Portable Barbecues shall not be stored on turf or in landscape areas. Portable barbecues may be kept outside in the backyard on a pad and must be covered when not in use.
- b. Permanent or built-in barbecues require application and approval as described herein. Permanent barbecues should be located on rear porches, patios or pads constructed for that purpose.

c. Visual impact on neighboring properties, community roads or common areas may require landscape screening or covering when not in use and will be determined on a case-by-case basis.

38. Yard Toys

To include but not limited to play gyms, swing sets, portable swimming pools, etc. are NOT permitted.

39. Commercial Trucks, Trailers, Campers and Boats

(Ref: Declaration of Restrictions and Protective Covenants Article VIII, General Restrictive Covenants, Section 12 for specific language)

Parking of RV's and Camper Trailers is permitted in front of the owners' home for up to 47 hours within any 7 day period to allow cleaning and stocking of supplies after coming back from a trip or preparing to go out on a trip.

Visiting friends or relatives with RV's or Camper Trailers can also park in front of the home they are visiting with the same time constraints. There are no other locations within Cascades that are permissible for parking of these items for any period of time.

40. Backyard Putting Greens

Allowed with the following restrictions:

- a. The yard must be fenced as previously defined.
- b. The putting green and yard within the fence must be maintained by the owner.

CLOSING - These guidelines may be modified at any time.

Previously approved ARC Applications would not be subject to changes in this document as long as the approved changes are consistent with that submission. If the modifications are damaged, destroyed, altered or modified; any replacement or repairs must comply with the new changes or at the option of the ARC remain as originally approved.

Neither the builder, nor the Association will take any responsibility for maintaining additions/modifications to the home, or for damage done to any of the additions/modifications for any reason.

Any violation of these guidelines or any construction item or modification not conforming to the approved plans or not submitted for approval as required in this document will be considered a violation of the conditions of the Documents, and any legal action necessary will be taken to correct the violation.