

# COTTAGES AT MEADOWBROOKE

HOMEOWNERS ASSOCIATION, INC.

## Architectural Rules & Regulations

Adopted June 27, 2018; Revised 11/15/18, 6/11/20, 12/2/21, 9/15/22, 6/8/23

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### **I. Decorative Items, Lawn Ornaments, Flags, Holiday Decorations, and Tropical Storm Warning**

The Architectural Review Committee has adopted the following Design Guidelines governing decorative items, lawn ornaments, flags, and holiday decorations.

#### **Front Entry**

A maximum of 2 ornaments and 3 potted plants are permitted at the front entry of the property. Ornaments may consist of one (1) decorative seasonal or military flag and must be placed within the decorative bed (not on the lawn) and one (1) door wreath. Ornaments must consist of neutral colors (no neon colors). Potted plants may be placed on the front entry cement or alongside the sidewalk area in decorative bed. Shepherd hooks are permitted. Pots

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must not be larger than 24" in dimension. Pots containing dead plants and empty flowerpots shall be removed from public view immediately.

Artificial plants or flower arrangements are permitted but must be maintained as needed.

Examples of prohibited items at the front entry include but are not limited to bird houses, fountains, furniture, ladders, plaques, statutes, sundials, tiki torches, etc.

Solar lights are permitted along the walkway leading up to the home.

## **Rear Screen Enclosure / Lanai Patio**

Owners may place decorative items, potted plants and/or outdoor furniture provided that the items are kept in an orderly fashion and not as a storage area with clutter. One (1) outdoor grill is acceptable and must be maintained in good condition. Exotic animals or otherwise, including but not limited to snakes, iguanas, hamsters, etc., are **prohibited** from being housed at the exterior of any home. Water hose brackets may be installed/attached to the home in a location closest to the spigot (may not be installed on the front of the home) and must be in a natural color (brown).

## **Sides of Homes**

No decorative items are permitted on the sides of homes, including but not limited to ornaments, potted plants and furniture. Decorative buckets to catch air conditioner water are permitted as long as they are aesthetically pleasing in dark green or dark brown (plastic paint buckets and the like shall not be used).

## **Holiday Decorations**

Owners who would like to decorate for the holidays may do so beginning on the Friday after Thanksgiving. All decorations must be removed no later than January 8 of the New Year. Owners may place decorations within decorative beds. Owners may place decorations on doors and around the front entry. Owners may **NOT** place any decorations on the lawn, as this will impede the health/growth of the lawn and inhibit the mowing ability of the landscapers. Holiday lights to celebrate Christmas, or a similar holiday, may be installed on the house, commencing on the day after Thanksgiving and shall be removed no later than January 8th of the following year. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed. Holiday lights and decorations shall not create a noise or light nuisance to the adjacent residents or the community.

All ornaments, potted plants, grills, patio furniture and any other outdoor removable item must be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.

## **II. Basketball Hoops**

The Master Association allows basketball goals. Goals must be placed next to the driveway and must be kept neat and clean. Basketball goals may only be used between the hours of 10:00am through dusk.

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## III. Cameras

Camera installation requires prior architectural approval. Owners must submit an alteration application and provide brand, style, size/dimensions of camera(s) and exact location(s) for placement. Cameras must be either white or black. Wires must not be exposed. No exterior conduit permitted. Camera direction to be restricted away from immediate neighbor's lot and to not unreasonably infringe upon anyone's privacy. Owner is liable for damage caused to the exterior structure of the building due to installation and/or removal of equipment. Please provide this documentation to your vendor before purchasing.

## IV. Fence Installation

Per the Declaration dated 10.17.2003, Article IX, Section 18 states, "In order to preserve the uniform appearance and aesthetics of the community and to facilitate maintenance of the lawn areas, **fences are prohibited**". The only exception is the initial installation of fences by the Declarant (Developer/Builder).

## V. Front Entry Door Design Guidelines

The Architectural Review Committee has adopted the following Design Guidelines governing front entry doors. Prior approval is required via an Alteration Application. Front entry doors will only be approved in accordance to the following specifications:

The front entry door must be constructed of fiberglass or metal with a six (6) panel design to match the community standards. The front door color must be Sherwin Willilams Portabello SW 6012. The door hardware color must be either nickel or bronze. Photo of proposed of door is required with the Alteration Application.

Front entry doors may also be made of glass, similar in design as the door below. The fiberglass on the outer part of the door must match the assigned door color for the building. Photo of the proposed door is required with the Alteration Application. See Paint Color Palette section within this document.



Transoms located at the top tier of a six (6) panel door are acceptable. Doors with sidelights (tall/narrow fixed glass panels) will not be approved.

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## VI. Front Entry – Storm Door Design Guidelines

The Architectural Review Committee has adopted the following Design Guidelines governing storm doors. Prior approval is required via an Alteration Application. Storm doors will only be approved in accordance to the following specifications:

Owners may choose between a Fullview or Midview storm door similar to the examples below. The door hardware color must be either nickel or bronze. The frame color must be white. The frame material must be made of aluminum. Owner must provide a color photo and product information with the Alteration Application.

The homeowner is solely responsible for maintenance and upkeep of the storm door.



## VII. Hurricane Shutter Design Guidelines

The Architectural Review Committee has adopted the following Design Guidelines for hurricane shutters. Prior approval is required via an Alteration Application. Hurricane shutters will only be approved in accordance to the following specifications:

Windows and entry doors on the front and sides of villas may utilize hurricane shutters that attach to the building with recessed anchors and bolts. When shutters are not in use, flush-mounted bolt heads on the exterior walls should be the only exposed materials. Permanent brackets or studs extending out from the walls are prohibited. Hurricane shutters may consist of fabric, panels, or plywood attached to the building with recessed anchors and bolts.

Recessed anchors and bolts may be mounted on doors and windows on the back side of the villas (lanai/patio). Permanently installed roll-down hurricane shutters may be installed on the front, sides or back of the villas; the color must be white. Permanently installed accordion style hurricane shutters may be installed on the back-side of the villas only and may not be installed on the sides or fronts of the villas; the color must be white.

All hurricane shutters must be installed to meet Miami/Dade FBC code, and a Hillsborough County hurricane shutter building permit must be obtained before installation.

## VIII. Lanai Patios/Screen Enclosure Design Guidelines

The Architectural Review Committee has adopted the following design guidelines governing the installation of lanai patios and screen enclosures. Prior approval is required via an Alteration Application. Lanai patios/screen enclosures will only be approved in accordance to the following specifications:

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Lanai patios shall be constructed concrete or stone fish in a natural color. Screen enclosures must be constructed of white aluminum frame material, with black or charcoal screens. A plan must be submitted with the Alteration Application (site survey, dimensions and contractor's information). The design should be provided by the contractor on his documents confirming it is within setbacks and drainage easements and that proper permit information has been secured. The owner is responsible for the cost of relocation of sprinkler heads and irrigation lines.

## IX. Landscaping Rules

The Architectural Review Committee has adopted the following Landscaping Rule: No additional landscaping may be installed by individual owners, including but not limited to areas covered with grass, beds, etc.

Small pebble rock, also known as river rock, may be installed in garden beds only if professional curbing is also installed. In addition, a weed barrier must be placed underneath the rocks prior to rock installation. Homeowners must submit an alteration application for this type of improvement.

The Association replaces mulch annually. If homeowners desire to freshen up mulch in the garden beds in between mulching events, then the mulch must match what has been installed by the Association, in order to keep uniformity within the community.

## X. Mailbox Design Guidelines

The Architectural Review Committee has adopted the following Design Guidelines governing mailboxes. Owners are responsible for securing the exact make/model mailbox style as indicated below. Mailbox replacement parts may be purchased from Creative Mailboxes at (813) 818-7100. Mailboxes must be installed according to the United States Post Office (USPS) Mailbox Guidelines <https://www.usps.com/manage/mailboxes.htm>.

**MANOR COLLECTION**

**SINGLE**  **DOUBLE**

**BOX**  2" NUMBERS ON MAILBOX  NUMBERS ON BRACKETS (See BRACKET model)  
METALLIC VINYL  REFLECTIVE VINYL   
1-8 BLACK  **1234567890**  
FONT: CO CALIFORNIA BOLD  
COLOR: GOLD

**FLAG**  STAMPED-RED  STAMPED-GOLD **FINIAL**  A1  B1  B2  C2

**BRACKET**  2 1/2" NUMBERS  2" NUMBERS  2" NUMBERS

**POST**  FLUTED POST 2"  SMOOTH POST 2" **BASE**  B8-31  B8-41  B8-43

SPECIAL INSTRUCTIONS:

Mailbox & Sign  
1881 Campbell Place, Suite 4, 2008  
Newport Beach, CA 92660  
714-841-1111  
www.creative-mailboxes.com

PROJECT: \_\_\_\_\_ Client / Owner: \_\_\_\_\_  Approved  
 Approved as noted  
 Revise and resubmit  
SITE ADDRESS: \_\_\_\_\_ AM: \_\_\_\_\_ Approved: \_\_\_\_\_  
Date: \_\_\_\_\_

## XI. Outdoor Lighting Design Guidelines

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The Architectural Review Committee has adopted the following design guidelines governing outdoor lighting. Prior approval is required via an Alteration Application. Outdoor lighting will only be approved in accordance to the following specifications:

Front Coach Lights Specifications: Each light must be 8" to 12" in height with a depth of no greater than 10". The fixture color must be brown, bronze or black. Owner must provide a color photo and product information (dimension) with the Alteration Application.

Front Entry Light Specifications: The light may be surface or pendant mounted. The fixture color must be bronze or black. Owner must provide a color photo and product information (dimension) with the Alteration Application.

Except for holiday decorations, the source of lighting shall not be visible from the streets and other common areas. No color lenses or lamps are permitted.

Motion sensor lights are prohibited.

## XII. Paint Color Palette

The paint colors established for community are as follows. Colors listed below are Sherwin Williams:

Body & Garage Doors: Grassland SW 6163 (Green), Balanced Beige SW 7037 (Beige), Ercu SW 6135 (Yellow)

Trim: Pearly White SW 7009

Front Door: Portabello SW 6102

## XIII. Parking

Parking is governed by Article IX Section 7 of the Declaration of Covenants, Conditions and Restrictions, which states:

Article IX, Section 7. Vehicles. The parking or storage of automobiles except within the attached garage and upon designated paved areas of the Properties is prohibited. All vehicles must be kept in operable condition and have a valid registration. The overnight parking of vehicles of any kind is prohibited on the Common Area, except in areas designated as parking areas by the Association. However that the overnight parking of any of the following vehicles is prohibited upon any areas of the Properties unless located within the garage with the door closed: trucks or vans used for commercial purposes, mobile homes, trailers, boats, jet skies, campers, all terrain vehicles, recreational vehicles, boat trailers, truck campers and any trucks or vans weighing more than 3/4 ton. However, truck campers, trucks and vans weighing more than 3/4 tons and not carrying ladders or other protruding objects and not containing material used in a trade or business and not having any lettering on the body of the vehicle will be permitted. The provisions hereof shall not apply to Declarant, and its invitees, in connection with the construction, development or marketing of the Properties or marketing of the Lots.

## XIV. Satellite Dish

ACC approval is required. Satellite dishes must be no larger than 39 inches in diameter and must be installed by a professional installer from the satellite dish company. Evidence of the installation by a professional installer must be provided to the ACC after the work has been completed.

It is preferred that the satellite dish is installed on the ground. If reception cannot be received by placing the satellite dish on the ground, then the satellite dish may be installed upon the roof, a sealant must be used around the screws so to ensure protection from water intrusion, and owner must schedule and pay for inspection by the Association's roofing contractor of the work and provide a copy of the report to the Association. Otherwise, homeowners will be responsible for any damage or leaks caused by the installation of the satellite dish.

Solar attic fans are prohibited.

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## XV. Sheds/Outbuildings

Sheds and other outbuildings are not permitted.

## XVI. Window Air-Conditioning Units

Window Air-Conditioning units are prohibited.

## XVII. Outlets for Electric Vehicles

It is preferred that outlets for electric vehicles are installed on the inside of an owner's garage. Alternately, owners may install an outlet for electric vehicles on the outside of the building, provided that the outlet is located on the walkway side of the garage and affixed to the wall. The outlet box must be painted to match the exterior of the home. Owner must engage a licensed electrician to install the outlet.

Cable rack and charger are not permitted to be located on the exterior of the home.

OUTLET BOX



CABLE RACK/CHARGER

