

IMPORTANT NOTICE

The Moss Creek of Hillsborough Homeowners Association, Inc. (“Association”) has adopted the following rules and regulations to supplement the Declaration of Covenants, Conditions and Restrictions of Moss Creek (“Declaration”), the Bylaws of the Association, Inc., and the Articles of Incorporation, all as amended (collectively, the “Association Documents”).

To the extent there is a conflict between the Association Documents and these rules and regulations, the Association Documents will control.

If any of the following rules and regulations is determined to be unconstitutional, invalid or unenforceable, the remainder of these rules and regulations shall be deemed severable and enforceable, shall not be affected, and shall remain in full force and effect.

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A. USES OF COMMON AREAS

INTRODUCTION: Pursuant to the rule making authority provided in the Association Documents, the Association has promulgated the following rules for the Common Areas.

1. **Common Areas** –The following rules regulate the Association’s Common Areas, as defined in the Declaration:
 - a. Common Area are for the enjoyment of all members and shall not be abused, altered, changed or destroyed in any way
 - b. Motor vehicles including dirt bikes, all-terrain vehicles, etc., (unless used for maintenance purposes, as approved by the Board of Directors) are prohibited in the Common Area, including all retention ponds.
 - c. Consumption of food and non-alcoholic beverages is permitted in the Common Area. Glass containers are strictly prohibited. Members are responsible for themselves and their household members, tenants, guests, and invitees who eat and drink in Common Area. All food and beverage items and all trash must be removed upon exiting the Common Area. Nothing may be kept or stored on the Common Area.
 - d. Members, tenants, guests and invitees are expected to leave the recreation areas in a clean, neat appearance, taking all trash and personal belongings when departing.
 - e. All persons using the recreation areas shall conduct themselves in a courteous manner with due regard to the rights of others.
 - f. Members are responsible for the conduct of their household members, tenants, guests, and invitees.
 - g. Advertising leaflets, signs, posters, and other written materials may not be delivered, posted, or left anywhere in or on the Common Area without prior written approval of the Board of Directors.
 - h. All speed limit signs, traffic signs and parking signs must be obeyed.
 - i. Noise levels shall be kept to a minimum unless it is an approved HOA event.
 - j. All benches, picnic tables, etc. shall remain in place and shall not be moved.
 - k. Unattended vehicles parked on Common Area property or parking lots will be subject to towing and removal from the property at the vehicle owner’s expense.

2. **Lakes and Water Retention Areas** - The lakes and water retention areas in the Moss Creek community are part of the drainage system within the development. The lakes and retention areas are scenic features and are governed by County and Southwest Florida Water Management District restrictions. The use of the lakes and retention areas are subject to the following Association Rules and Regulations:
 - a. Swimming or boating is prohibited in the lakes and water retention areas except for maintenance boats used by or at the direction of the Association.
 - b. Fishing from the lake banks only is permitted by Members and their guests and invitees.
 - c. Fishing may only be done with fishing poles, rods and reels. The use of spears, nets, bows & arrows, crossbows, guns or any other non-fishing rod equipment and/or apparatus is strictly prohibited.
 - d. Members and their tenants, guests, and invitees shall not feed, harass or interfere with wildlife in the lakes or water retention areas.
 - e. Members must be present for their guests or invitees to utilize the Common Area facilities.

- f. Members and guests or invitees are strictly prohibited from accessing, entering, crossing, or using the dry retention area.
3. **Lot Use** - Each lot is to be used solely for single-family residential purposes. Any trade or business use of a lot is prohibited. Lots may be used for home offices in accordance with applicable law, so long as such use of the Lot does not result in any retail or wholesale operation, excessive deliveries, or increased vehicular or pedestrian traffic to the Lot or within the community.
4. **Occupants** - There shall be no more than three occupants per bedroom using the original design and number of bedrooms of the dwelling unless all occupants are from a single family related by blood, marriage, adoption, legal guardianship or other legal union. Airbnb and other similar short-term rental services are prohibited.
5. **Rental Homes** – Within five (5) business days of leasing a Lot, the Owner must notify the Association of the lease and furnish the name of the tenant, contact phone numbers for the Owner, and length of lease to the Association. Members are responsible for the tenant’s actions and compliance with rules, regulations, and all other obligations contained in the Association’s Documents and these Rules and Regulations.
6. **Sale of Homes** - The Owner shall notify the Association when a new Owner takes title or when record title is transferred in any way. The Owner shall furnish all Association Documents to the Buyer. The Owner shall transfer any gate access remotes to the new owners; if not transferred, the new owners must pay a replacement fees to obtain a new gate access remote.
7. **Animals and Pets** - No animals except common household pets such as dogs, cats and pet birds will be allowed. All pets must be kept on leashes when outside the Lot. Owners and pet handlers must clean up after their pets at all times. Any pets causing or creating a nuisance or unreasonable disturbance shall be required to be permanently removed from the Property.
8. **Vehicle Parking** - Vehicles may not be parked on any lawn, turf or landscaped areas.
9. **Commercial and Other Prohibited Vehicles:** Commercial trucks, trailers, campers, recreational vehicles, commercial vehicles, vehicles with commercial signage, non-motorized vehicles, maintenance equipment, and trailers may not be parked on any Lot, sidewalk, right of way, or Common Area, or anywhere where they can be viewed by the public or other owners including, but not limited to, in or on any driveway, street, or Common Area. The above vehicles may be parked in an enclosed garage. Temporary parking of commercial vehicles or other prohibited vehicles is permitted for no more than 8 hours in any given day exclusively for loading, unloading or preparing for a trip. Contractor trucks are permissible only when actively working at a home.
10. **Vehicle Maintenance:** Maintenance of personal vehicles is allowed on a driveway of a Lot for up to 24 (twenty-four) hours, or longer only if performed within the confines of an enclosed garage. Major repairs are not permitted at any time except within an enclosed garage.
11. **Boats** – No boats or watercraft, of any kind or size, or boat trailers, may be stored on any Lot unless completely concealed in an enclosed garage. Boats that cannot be completely concealed in the garage may be parked on the driveway or the street in front of a Lot for a maximum period of up to 24 (twenty-four) hours within a seven (7) day period strictly for the purpose of actively loading or unloading and cleaning.

12. **Firearms** - The use of any firearms or other weapons including B-B guns, pellet guns, paint ball gun, archery equipment is strictly prohibited within the Moss Creek community.
13. **Wetlands Encroachment** - No Lot may be increased in size by filling in any water body or wetland abutting the Lot.

B. ARCHITECTURAL GUIDELINES

INTRODUCTION: The Association and the Architectural Committee (“ARC”) have established the following rules and regulations to govern any addition, change, alteration, or improvement to any Lot.

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

1. **All Exterior Modifications** – In accordance with the Declaration, any and all construction or exterior modifications or changes to any Lot, Dwelling, or Structure, including but not limited to any additions, construction, alterations, painting, resurfacing, fencing, elevation changes, landscaping modification planting or removal or any other work must be pre-approved in writing by the ARC. All applications shall include a copy of the Lot Survey, clearly indicating the location of all proposed modifications and/or improvements.

No proposed modification or improvement is permitted that will alter or negatively impact the adjacent properties with respect to drainage flow. No filling or altering of swales, ditches or other natural or constructed flow ways is permitted. Restoring elevation to original condition to allowed, with a stamped engineer drainage plan and county permitting.

Use of the Common Area for access to a Lot during any exterior modifications must be pre-approved in writing by the Association. The Association may require a damage deposit as a condition of approving such use. The Owner shall immediately repair any damage to Common Area or right of way areas, including sidewalks, curbs, grass, sod, shrubs or other areas, caused by the Owner having the exterior modifications performed without need for demand by the Association. The Association, at its sole discretion, may repair any damage to the Common Area and assess the costs to the Owner causing such damage. At no time shall debris, materials or equipment from improvements be stored in any Common Area.

2. **Additions** – Additions to the existing Dwelling structure must be approved by the ARC before construction can commence. All applicable permits and approvals from governmental agencies must be obtained and included as part of the ARC application for review. Notwithstanding the foregoing, the Owner is solely responsible for complying with all applicable laws, codes, ordinances, regulations, and requirements of any government agency having jurisdiction over the Lot and/or improvements.

Additions are permitted only in the rear yard or side yard within required setbacks and must be attached and contiguous to the existing Dwelling. Additions must meet all applicable set-backs and be built within the side walls of the Dwelling so that the addition is not visible from the street in front of the Dwelling. Additions must be constructed of concrete block and stucco with a roof line matching the existing Dwelling structure roof line and shingle type and color. The addition must be finished with the same stucco texture, finish, and paint colors as the main Dwelling structure. Windows and doors must match the style and type as the windows and doors on the main Dwelling structure.

Use of the Common Area for access to a Lot during any exterior modifications must be pre-approved in writing by the Association. The Association may require a damage deposit as a condition of approving such use. The Owner shall immediately repair any damage to Common Area or right of way areas, including sidewalks, curbs, grass, sod, shrubs or other areas, caused by

the Owner having the exterior modifications performed without need for demand by the Association. The Association, at its sole discretion, may repair any damage to the Common Area and assess the costs to the Owner causing such damage. At no time shall debris, materials or equipment from improvements be stored in any Common Area.

3. **Antennas and Satellite Dishes** – Except as permitted in the Declaration or required to be permitted by applicable Law, satellite dishes, radio, television transmission, or reception antennae, along with any free-standing transmission or receiving towers are strictly prohibited and shall not be erected on any Lot, Dwelling, or Structure. Antennas or satellite dishes required to be permitted by applicable Law or permitted pursuant to the Declaration must be approved by the ARC prior to installation and, subject to applicable Law, must be:
 - a. Less than one meter in diameter
 - b. located on the rear third of the house or post mounted in the rear yard
 - c. for corner lots, located on the side of the house not adjacent to the street

Special location waivers can be obtained if reception cannot be achieved by placing the dish in the approved locations noted herein. The Owner must provide documentation confirming that adequate reception cannot be achieved in the rear third of the house or the rear yard.

4. **Awnings** – Unless required to be permitted by applicable Law, no awnings of any type, style or material including but not limited to metal, canvas or wood will be permitted. Except that retractable awnings are permitted on the rear of the home, but must be stored in the closed position when not in use.
5. **Basketball Hoops** - Basketball hoops are allowed so long as they are painted, well maintained, and include a net. Damaged poles and hoops must be repaired or removed immediately. Permanent basketball hoops must be approved in writing by the ARC prior to installation. Permanent and portable basketball hoops shall not be placed within 8' of any public sidewalk or street.
6. **Clotheslines** - Unless required to be permitted by applicable Law, permanent clotheslines are not permitted. Portable reel type or rotary type clotheslines are permitted in the rear yard and must be stored in the house or on a patio or lanai out of sight of the street and neighboring Lots when not in use and after dusk. On corner lots, such clothes lines shall not be placed within twenty (20) feet of a side street line.
7. **Cooking Grills** – Grills are allowed but must be screened from public view when not in use, either on an enclosed patio, concealed by landscaping, or stored in a garage.
8. **Decorative Ponds** – Decorative ponds are not permitted in any front or side yard. Rear yard ponds are permitted if approved by the ARC prior to installation. Ponds cannot exceed 24 square feet in area and Owner is responsible for compliance with applicable Law and safety requirements. Adjacent waterfalls may not exceed 48-inches in height. Ponds must be maintained such that they do not become a visual, noise, or odor nuisance.
9. **Dog Runs and Animal Kennel Cages** – Exterior/outdoor dog runs and animal kennel cages are not permitted.

10. **Driveways and Sidewalks-** All driveway or sidewalk modifications require prior written approval of the ARC. Only non-textured poured concrete is permitted; pavers, asphalt, stone, rock, and ether material are prohibited.

Sidewalks within a public right-of-way must be made of non-textured poured concrete, must comply with Hillsborough County ordinances, building code, and other applicable Law, and cannot be painted, stained or textured.

Driveway extensions of no more than two (2) feet per side are permitted with the prior written approval of the ARC as long as the extension is of the same material as the original driveway. Driveway extensions may not extend beyond the side walls of the Dwelling or within the public right-of-way between the sidewalk and the back of curb.

11. **Fences –** All fences must be approved in writing by the ARC and must comply with the Moss Creek Fence Guidelines Supplement attached hereto and made part hereof. In summary:

- No fence may extend forward of the front of any Dwelling or within the 25-foot Lot setbacks from public rights-of-way.
- All fences must be six (6) feet in height except:
 - All fences adjacent to and bordering the Common Area and conservation areas may not exceed four (4) feet in height and may not to block the view of any Common Area or conservation areas.
- Placement:
 - Setback: Side yard fencing cannot be placed less than ten (10) feet from the front elevation of the Dwelling.
 - Existing fence: The new fence must attach to the existing (neighbor's) fence regardless of its setback and preferably be in line with the existing fence.
 - Corner Lots: Placement of a fence on the street side of a corner lot shall require a fifteen (15') foot setback from the side property line, in addition to the ten (10') foot setback requirement from the front of the Dwelling.
- Fence materials must be wood, white vinyl and wood-grain vinyl and must comply with other specification requirements for each type as set forth in the Fence Guideline Supplement.
- Fence Signage: The only allowable signage on any exterior fence surface shall be no more than two (2) 7" L x 2-1/8"H "Beware of Dog" signs manufactured by Signature Hardware Whittington Collection. Only Antique Brushed Nickel or Antique Brass finishes are permitted. These signs can be purchased on-line at: <https://www.signaturehardware.com/solid-brass-beware-of-the-dog-sign.html>. Equivalent signs matching this style, size and finish are permitted with prior written ARC approval.

12. **Fire Pits and Barbeque Pits –** Fire pits and barbeque pits are permitted only in rear yards and must be built within the side walls of the Dwelling so that the fire or barbecue pit is not visible from the street in front of the Dwelling. Permanent fire pits and barbeque pits require prior written ARC approval and must be constructed of decorative block or pavers of natural, earth tone color with a brown base color. Fire pits and barbeque pits are not permitted in set-backs or easements. The Owner is responsible for complying with applicable Law related to burning.

13. **Flags –** One U.S. Flag, flown pursuant to proper flag etiquette, or one official State of Florida flag, and one United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or POW/MIA flag may be displayed on any Owner's Lot. Flag size may not exceed 4 ½ feet by 6 feet and flags must be mounted to the front façade of the garage area only or placed on a freestanding flagpole, as

permitted by state statute. Other flag types including holiday, seasonal, college flags and pro sport flags are also permitted with ARC approval.

14. **Flower Pots and Urns** – Flower pots and/or urns may be located in the front yard such that they are visible from the adjacent street or right-of-way. All pots and/or urns must be located within planting beds and shall not be located further than ten (10) feet from the Dwelling. No pot or urn may be larger than 32-inches in diameter and 36-inches high. Pots and urns must be decorative; plastic nursery pots or growing pots are prohibited. Up to two (2) pots and/or urns may be placed on the front entry area; pots and urns are not permitted in driveways except when they are adjacent to the Dwelling structure and located between the garage doors. The collective number of pots and urns shall not exceed five (5) pieces.

No artificial plants or flowers are permitted in pots, urns or planting beds in the front or side yard of the Dwelling.

15. **Fountains** – One fountain is permitted in front and rear yards and may not exceed 60-inches in height. If located in the front yard, fountains must be placed within ten (10) feet of the front of the Dwelling and be located within a plant bed. In rear yards, fountains must not be placed in any set-back and easement.
16. **Garage Conversions** – Are permitted as long as the garage door(s) remains in place. Garage door screen enclosures are prohibited.
17. **Garage Doors** – Only garage doors matching the style and type originally installed by the developers/builders of Moss Creek will be permitted. These are limited to aluminum garage doors with or without top-bay windows. Garage doors must be painted the primary house paint color or white.
18. **Holiday Decorations** – Holiday decorations are allowed and may be put up 45 days in advance of the holiday, however, all such holiday decorations shall be removed from view and stored no later than 14 days after the holiday.
19. **House Numbers** – All homes must have house numbers on the front garage trim and visible from the street. House numbers must be 4” tall and black.
20. **Hurricane and Storm Shutters** – Temporary hurricane and/or temporary storm shutters are allowed including the accordion type, plywood and the corrugated aluminum type shutters. Temporary hurricane and storm shutters must be properly installed. Temporary hurricane and storm shutters can be installed when a storm warning issued for the area and must be removed within five (5) days of a storm passing.
21. **Invasive Plant Species** – No plant material considered an invasive species in the Florida Exotic Pest Plant Councils (FLEPPC) most current list of invasive plant species is permitted to be planted or grown on any lot. This list of invasive species can be found on the FLEPPC’s website at www.fleppc.org.
22. **Landscape Curbing and Pavers** – Landscape curbing and pavers are permitted around planting beds and tree rings and must be approved by the ARC in writing prior to installation. Curbing can be constructed of poured concrete or decorative pavers. Landscape timbers or other wood products are not permitted. The color of curbing and pavers must be approved by the ARC.

23. **Landscape Lighting** – Landscape lighting is permitted on Lots. No more than two (2) lights may be used for any one tree and no more than ten (10) landscape lights can be used in front and side yards. Lights are limited to a maximum of 50-watts per unit with white or clear bulbs. No colored lights are permitted. Lights must be installed and aimed such that there is no light trespass to adjacent properties or rights-of-way.
24. **Lawn Ornaments and Yard Art** – No more than a total of five (5) pieces of lawn ornaments and/or lawn art collectively may be placed in the front yard or be otherwise visible from the street in front of the Lot. Lawn ornaments or lawn art may be no higher than 24-inches and must be located within six (6) feet of the front of the Dwelling. Nothing should be hanging or attached to trees in the front yard including but not limited to bird feeders, wind chimes, swings, hammocks, etc. This rule does not apply to lawn ornaments and/or lawn art located in the rear yard so long as the lawn ornaments and/or lawn art are not visible from the street.
- Lawn ornaments and/or lawn art bearing written messages or numbers are considered signs and must comply with the signage guidelines.
25. **Mailbox and Mail Box Posts** – Mailboxes and mail box posts must comply with the “Mailbox Posts and Paint Color Supplemental Guideline” attached hereto and made a part hereof. No other colors or styles are permitted.
26. **Mechanical Equipment** - Mechanical equipment, including but not limited to pool and/or spa equipment, air conditioner compressors, propane tanks, permanent generators, etc. must be located either inside the lanai or at the rear or side of the Dwelling. Any new installation of mechanical equipment must be submitted to the ARC for review and approval. All equipment must be screened from view of the public right-of-way and neighboring lots. The first piece of equipment on each side of the house must be screened from view with landscaping (shrubs, bushes, hedges not higher than 8 feet).
27. **Outdoor Furniture** - Only furniture specifically designed for use outdoors may be used outside of the Dwelling and shall not be placed where visible from the street or neighboring lots for more than 24 hours. This does not pertain to the front entry or to the backyard, within the extended sidewalls of the dwelling. Outdoor furniture may not be left on the driveway or sidewalk.
28. **Outdoor Kitchens** – Outdoor kitchens are permitted in rear yards only. Outdoor kitchens must be located on patios or lanais connected to the main Dwelling structure and must be located within screen enclosures or on a fenced Lot so as not to be visible from the street or neighboring Lots. Any additions of outdoor kitchens must be pre-approved in writing by the ARC.
29. **Painting** – All painting of a Dwelling or other structure on a Lot, except minor touch-up or repairs, including re-painting the same colors or changing colors, requires prior written approval of the ARC. All request to paint a Dwelling or other structure must comply with the “House Paint Color Supplemental Guideline” attached hereto and made a part hereof.
30. **Path Lighting** – Path lighting shall be permitted in the front yard and must be located within ten (10) feet of the Dwelling. Path lighting is limited to no more than sixteen (16) low watt or solar landscape lights. No path lighting is permitted adjacent to public sidewalks or driveways.
31. **Patios and Lanais** – Patios and lanais are permitted in rear yards only. The installation of a patio or lanai must be pre-approved in writing by the ARC and must comply with applicable Law, including Hillsborough County codes, and all applicable setbacks and easements. Patios and lanais

must be placed adjacent to and contiguous with the Dwelling structure and built within the side walls of the Dwelling so as not to be visible from the street in front of the Dwelling. Patios and lanais must be constructed of poured concrete or decorative pavers.

32. **Pergolas** – Pergolas are permitted only in the rear yard as a shade covering for a lanai or deck. The installation of a pergola must be pre-approved in writing by the ARC and must comply with applicable Law, including Hillsborough County codes, and all applicable setbacks and easements. Pergolas must be placed adjacent to and contiguous with the Dwelling structure and built within the side walls of the Dwelling so as not to be visible from the street in front of the Dwelling. Pergolas cannot extend more than 16-feet from the Dwelling and cannot exceed nine (9) feet in height.

Pergolas must be constructed of pressure treated wood products. All pergolas must be stained with a natural finish (refer to “WOOD FENCES” for stain and maintenance requirements).

33. **Planting Beds** – Planting beds are permitted in front and side yards in accordance with these guidelines. Front yard planting beds cannot exceed more than 35% of the open area of the effective front yard (measured property line to property line, and back of sidewalk to face of Dwelling, excluding the driveway). The remaining open area must be sodded in accordance with these guidelines. For corner lot side yards, these same guidelines apply regarding area of the planting beds. For rear yards, the area guidelines do not apply but all other guidelines relative to planting beds and maintenance thereof apply.

Planting beds not adjacent to the Dwelling must contain at a minimum one (1) shade tree or palm tree over 8-feet in height; additional plantings of trees or shrubs in these beds is permitted.

34. **Planting in Right-of-Way** – Only turf grass or low maintenance ground covers, as defined herein shall be permitted to be planted in the right-of-way adjacent to a Lot (between the back of curb and the public sidewalk) except as noted below. Acceptable ground covers are: Dwarf Jasmine, Green Jasmine, and Variegated Jasmine. No shrubs or other plant beds are permitted in the right-of-way adjacent to a Lot. Trees shall be maintained in accordance with these guidelines such that they do not impede pedestrian or vehicle travel. Trees may not be removed without prior approval of Hillsborough County and the ARC. If removed, replanting is permitted with Oak, Maple or Sycamore trees only.

A small planting bed, not exceeding 16 square feet (4' x 4' max) can be installed around the tree that was planted by the developer in the right of way. A small planting bed, not exceeding 9 square feet (3' x 3' max) can be installed around the mailbox post on a Lot. Plants in this area cannot exceed a height of 18-inches at maturity and the bed must be maintained as other plant beds described herein.

35. **Play Equipment** – Any play equipment that requires assembly or that which may be visible from adjacent residences, including but not limited to swing sets, tree swings, play houses, trampolines, slides and elevated platforms must be approved by the ARC prior to installation. All play equipment must be placed a minimum of 10-feet from the rear property line and outside setbacks when adjacent to a public street or easement. Notwithstanding the above, play equipment shall be placed so as to not be visible from the street in front of the Dwelling or from an adjacent right-of-way if placed on a corner Lot. No play equipment shall exceed ten (10) feet in height (to top of the equipment) and no platform can be over six (6) feet above the adjacent ground surface.

36. **Portable Air Conditioners** - No wall or window type air conditioner units or fans are permitted.

37. **Portable Storage Units** – Portable storage units such as “PODS” may be used for loading or unloading on a temporary basis not to exceed 72-hours in any 30-day period unless an extension is pre-approved by the Board.
38. **Rain Barrels and Cisterns** – Rain barrels and cisterns are permitted in rear yards and must be located adjacent to the Dwelling structure only and shall not be visible from the street in front of the Dwelling. Rain barrels and cisterns may not exceed 55-gallons in size and must be screened from view from the street and neighboring Lots with a fence or landscaping.
39. **Rain Gutters** – Rain gutters on houses are permitted but must be standard 6” wide aluminum gutters fastened at the eave line of the house. Gutters and downspouts may be white or painted the color of the body or trim. They can be bronze in the front or sides of the house if they match the drip edge or fascia. They can be bronze on the rear of the house to match a bronze screen enclosure. They may transition from the upper level to the lower levels to match the adjacent paint. Owners must ensure that downspouts do not discharge water directly onto adjacent properties or Common Area.
40. **Roofs** – All roofs, unless otherwise installed by the original builder, must match the original builder shingle color or comply with the “Roof Style and Color Supplemental Guideline” attached hereto and made a part hereof. The installation of a roof must be pre-approved in writing by the ARC and must comply with Hillsborough County codes and all applicable building codes and Laws.
41. **Screen Enclosures** - All screen enclosures require prior written approval from the ARC and must comply with all applicable building code and Laws. Screen enclosures must be made of bronze or white aluminum with gray or black screening only. Screen enclosures must be located in rear yards only and within the side walls of the Dwelling so as not to be visible from the street in front of the Dwelling. Screen enclosures shall not exceed 80% of the height at the peak of the roof line of the Dwelling to which it is attached. Screening of front porches and garages is not permitted.
42. **Signs** - No signs visible from any window, on or in any Dwelling, on the Common Areas, or in or on any vehicle of any kind are permitted except:
- Customary name and address signs.
 - One (1) professional sign (6 square feet maximum) advertising the property for sale or rent.
 - Alarm system signs, not to exceed 8”x12” in size, and otherwise in accordance with applicable Law.
 - No trespassing and no solicitation signs affixed to the front of the Dwelling, not to exceed ½ square foot in size, and subject to approval by the ARC as to color and content.
 - On an exterior fence surface, no more than two (2) 7” L x 2-1/8” H “Beware of Dog” signs manufactured by Signature Hardware Whittington Collection of Antique Brushed Nickel or Antique Brass finishes. These signs can be purchased on-line at: <https://www.signaturehardware.com/solid-brass-beware-of-the-dog-sign.html>. Equivalent signs matching this style, size and finish are permitted with prior ARC approval.



All other signs including, but not limited to, automobile for sale, fence contractor, landscape contractor, pool contractor, builder signs, and political signs are strictly prohibited. Lighted signs are prohibited.

43. **Solar Water Heaters and/or Solar Cells** – Solar panels and/or cells are permitted in accordance with the Declaration and applicable Law. Where possible and in accordance with the Declaration and applicable Law, solar panels or cells should be located on the rear or side of the roof line to minimize the view from the adjacent street. Free-standing panels and/or cells are not permitted in the front or side yards; if located in the rear yard, the rear yard must be fenced. The installation of solar water heaters or solar cells must be pre-approved in writing by the ARC and must comply with Hillsborough County codes and all applicable building codes and Law.
44. **Swimming Pools and Spas** - Above ground pools are prohibited except for children's pools holding less than 50-gallons of water, which must be removed and stored out of view when not in use and after dusk. The installation of a swimming pool or spa must be pre-approved in writing by the ARC and must comply with applicable Law, including Hillsborough County codes and all applicable setbacks and easements. Pools and decks must be constructed in the rear yard within the side walls of the Dwelling so as not to be visible from the street in front of the Dwelling. All pools must be enclosed within a screen enclosure or six (6) foot fence; enclosures and fences must comply with these guidelines.

Free standing hot tubs or spas must be placed on the rear porch or lanai. Owners must comply with applicable Law and safety requirements, including the use of safety fences and covers. Hot tubs and spas must be placed such that they may not be visible from the street in front of the Dwelling.

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

Use of the Common Area for access to a Lot during any exterior modifications must be pre-approved in writing by the Association. The Association may require a damage deposit as a condition of approving such use. The Owner shall immediately repair any damage to Common Area or right of way areas, including sidewalks, curbs, grass, sod, shrubs or other areas, caused by the Owner having the exterior modifications performed without need for demand by the Association. The Association, at its sole discretion, may repair any damage to the Common Area and assess the costs to the Owner causing such damage. At no time shall debris, materials or equipment from improvements be stored in any Common Area.

45. **Temporary Signs** – Signs, other than those used by the Association to announce upcoming meetings or community events, may not be placed in the Common Area or right-of-way. Signs used for the specific purpose of directing interested parties to a temporary event such as an open house or semi-annual community yard sale may be placed on a Lot for no more than twelve (12) hours and shall not remain on the Lot after dusk.
46. **Temporary Structures, Sheds and Storage Containers** - No structure of a temporary or permanent character, trailer, garage, playhouse, shed (including any outdoor storage container such as Rubbermaid type storage units or any other manufactured or homemade storage unit), are allowed at any time either temporarily or permanently. Sheds and any type of storage container are prohibited on any Lot except for Portable Storage units “PODs” as are provided herein.
47. **Temporary Tents, Canopies and Covers** – Temporary tents, canopies and covers are permitted in rear yards only for no more than 24-hours in any 30-day period.
48. **Vehicle Covers** – Vehicles located outside of the garage are may not be covered at any time or for any reason.
49. **Water Supply** - No individual water supply system will be permitted including individual irrigation systems connected to any well, pond, lake, wetland, or water retention or detention area.
50. **Window Treatments** – No newspaper, magazines, aluminum foil, mirrored tint, sales signs, bed sheets or towels shall be placed over the windows of any Dwelling.

C. MAINTENANCE

INTRODUCTION: Pursuant to the Declaration and to establish standards proper Lot maintenance, the Association has published the following Rules and Regulations.

NONE OF THESE RULES AND REGULATIONS SHALL BE READ OR INTERPRETED IN A MANNER THAT IS CONTRARY TO FLA. STAT. §373.185(b), FLORIDA-FRIENDLY LANDSCAPING.

1. **Turf Grass** – Saint Augustine grass is preferred, but the following alternate grasses are approved: Zoysia, Bahia, Bermuda and Centipede. Turf grass must be maintained at all times on all grassed portions of all a Lot; no other grass types are permitted on a Lot. In the event of damage to the turf due to pests, drought, acts of God or any other cause, the dead turf must be removed and replaced with healthy sod within fifteen days (15-days). In the case of a severe freeze, sod replacement must be completed by the end of March. Grass shall not exceed the height of 5.5 inches. All dead turf must be replaced with St. Augustine, Zoysia, Bahia, Bermuda or Centipede sod; no plugs, seed, or sprigs are permitted for turf replacement.
2. **Turf Grass Maintenance** - Turf grass shall be cut weekly between the months of April and October and bi-weekly between the months of November and March. Landscape trimmings may not be blown down storm sewer inlets.
3. **Turf Trimming** - Line trimming (weed whacking) against houses, fences, landscape curbing and any other structures shall be completed with every yard mowing event.
4. **Turf Edging** - Edging along all hard surfaces abutting turf areas shall be completed with every yard mowing event.
5. **Weed Control** - Weeds and grasses growing in the cracks of concrete, pavers, plant beds, etc. are prohibited and must be removed at first sight.
6. **Plant Beds** - All flower beds, planting beds, shrub beds, tree rings and non-turf areas shall remain weed free at all times and be properly mulched in accordance with these guidelines.
7. **Mulch** - All plant beds, shrub beds, tree rings, and planting areas must be covered with a continuous mulch covering (3-inch is standard depth). Permitted mulch types are: Pine Bark Chips or Nuggets, Shredded Cypress Mulch, Landscape Rock or Rubber Mulch. Pine straw mulch is not permitted.
8. **Shrubbery** - All shrubs and other non-tree type plant material shall be trimmed in accordance with industry-accepted horticultural practices at all times. Shrubs and other non-tree plant material may not exceed eight-feet (8 ft.) in height anywhere on the Lot. Shrubs and other non-tree plant material may not exceed three feet (3 ft.) in height between the front of the Dwelling and the street unless they are within six feet (6 ft.) of the Dwelling structure.
9. **Plant Trimming** - No trees, shrubs, or other plant material may infringe upon any sidewalks. Trees, shrubs, and other plant material must be maintained at least eight feet (8 ft.) above the sidewalk and fourteen feet (14 ft.) above the roadway at all times. All plants shall be regularly trimmed to meet these guidelines.

10. **Palm Tree Trimming** - Dead, dying, or unhealthy palm fronds shall be removed from palm trees.
11. **Tree Removal** – Diseased or damaged trees must be removed to prevent damage to property and personal injury. Property owners must obtain necessary governmental approvals and ARC approval when removing any trees. If not damaged or diseased, ARC approval is required prior to removal. Removal will only be permitted if the tree is causing damage to property (i.e. cracking foundations, driveways or sidewalks) or if necessary to allow another approved improvement (i.e. pool, patio, etc.). Replacement trees may be required in accordance with Hillsborough County codes; ARC approval is required for the location of any replacement trees on the Lot. Trees must be replaced with: Oak, Maple, or Sycamore trees. Owner is responsible for complying with all applicable Law when removing or replacing any trees on a Lot.
12. **Irrigation System Maintenance** - Irrigation systems should be checked regularly in order to prevent wasting of water and to promote healthy landscape growth. Broken irrigation heads or malfunctioning zones must be repaired or replaced within 30-days of failure. Homeowners are required to follow all water restrictions as imposed by any governmental authorities.
13. **Driveway and Sidewalk Maintenance** - All concrete and other hard, flat surfaces shall be repaired and maintained such that they are free of mold, mildew, dirt and stains at all times. Driveways must remain free of litter, trash, newspapers, cigarette butts, etc. at all times. Driveways or sidewalks that have shifted or lifted must be promptly repaired or replaced. Unless Owner obtains prior written approval from the ARC for another material, all repairs or replacements must use the same material as was originally used (i.e. concrete).
14. **Fences** - Fences must be maintained so there are no loose or missing slats or panels. Fences are not permitted to sag or lean. Both sides of the fence must be maintained free of dirt, mold, mildew and stains at all times. Owners who choose to install a fence must maintain both sides of the fence.
15. **Wood Fences** - In addition to the provisions above, wood fences must be regularly sealed with a natural sealer. See Fence guidelines for approved sealers.
16. **Structures** - All parts of all structures including, but not limited to, walls, columns, piers, soffit, fascia, doors (entry and garage), window frames, gutters, roofs, fences, pool enclosures, gazebos, etc. must be cleaned and maintained free of dirt, mold, mildew, stains, graffiti, flaking stucco or paint, rot, termite damage, etc. at all times.
17. **Structure Painting** - All parts of all structures shall have a proper coating (either paint or stain) at all times. All structures must be repainted or re-stained whenever the coating starts to chalk, crack, wear through, or to permit excessive growth of mold or mildew. All repainting must comply with the Association's paint policy incorporated herein by reference.
18. **Storage Areas** - The driveway and other parts of the Lot visible from the roads or adjacent Lots shall not be used as storage areas. Items including, but not limited to, landscape materials, trash, building materials, auto parts, tools, equipment, recreational equipment, recycle bins, trash cans, boxes, lawn or outdoor furniture, bicycles, toys and toy boxes, cages, buckets/pails, etc. must be stored out of sight at all times. Garden hoses must be rolled up and stored next to the spigot when not in use.
19. **Mailboxes and Mailbox Posts** - All mailboxes and mailbox posts must be cleaned, maintained, and repaired free of dirt, mold, mildew, and stains or other damage at all times. Mailbox posts must have a quality coating and must be painted or stained in accordance with the "Mailbox Post and

Paint Color Supplemental Guideline” included herein. All posts must be straight, and mailboxes must be securely attached to the post. Damaged posts, including damage caused by line trimming or weed whacking, must be promptly repaired or replaced. Plant material may not exceed 18-inches in height around mailboxes and mailbox posts.

All mailbox and mailbox posts must comply with the “Mailbox Post and Paint Color Supplemental Guideline” included herein.

- 20. **Trash and Trash Receptacles** - All trash must be stored in sanitary containers placed out of sight from the street and neighboring Lots, except when placed at the curb for pick-up. Exterior storage, unless behind a solid fence, is prohibited. Lots must remain free of all trash, litter, pet waste, cigarette butts, newspapers, garbage, etc. at all times.
- 21. **Trash Pick-up** - Trash and recycling containers may not be placed at the curb more than 24-hours prior to pick-up and must be removed by end of day on the day of pick-up. Non-bagged lawn waste can be placed at the curb but must not obstruct sidewalks or roadways and may not be placed in or on Common Area, including culverts or drainage areas. Bagged yard waste can be placed at the curb alongside non-bagged waste.

SUPPLEMENTAL GUIDELINES INCLUDED BY REFERENCE:

- A. Fence Guideline Supplement
- B. House Paint Color Supplemental Guideline
- C. Mailbox Posts and Paint Color Supplemental Guideline
- D. Roof Style and Color Supplemental Guideline

IMPORTANT NOTICE

These rules and regulations are in addition to and supplement the Association Documents.

To the extent there is a conflict between the Association Documents and these rules and regulations, the Association Documents will control.

If any of the following rules and regulations is determined to be unconstitutional, invalid or unenforceable, the remainder of these rules and regulations shall be deemed severable and enforceable, shall not be affected, and shall remain in full force and effect.

A. Fence Guideline Supplement

Please note that these fence specifications do not authorize the construction, renovation, replacement or installation of any fence without pre-approval of the ARC. Owners must submit a complete ARC Submission Request Form with fence specifications, proposed design and type, and a site survey showing details of the fence, measurements and proposed location. Homeowners must have a written approval from the ARC before proceeding with any fencing installation or changes.

Wood Fence

- Fence must be pressure treated pine and no higher than 6 feet. Fence height is measured from ground to top of fence panel.
- Pickets: ½ inch (minimum) x 4-inch x 6 feet.
- Stringers (horizontal pieces): 2-inch x 4-inch x 8 feet.
- Line Posts: 4-inch x 4-inch x 8 feet.
- Fence style may be 4ft or 6ft vertical Board-on Board or Shadow Box (see Guidelines for approved locations for 4-foot fences).
- Gate Style should be the same as the fence style (Board-on Board or Vertical Shadow Box) with reinforced bracing.
- Galvanized ring-shanked nails or galvanized screws are best.
- Sealer and Finish Only – Only approved sealer colors are: Thompson’s Water Seal Honey Gold, Valspar Honey Gold or Behr Golden Honey. No other colors or colored stains allowed.

Vinyl Fence

- Fence must be no higher than 6 feet in height measured from ground to top of fence panel including lattice accent.
- Fence style for 6 feet fences may be tongue and groove narrow or wide board panels with or without lattice accent. Vertical panels only.
- Fence style for 4 feet may be wide or narrow picket (see Guidelines for approved locations for 4-foot fences). Vertical panels only.
- White smooth vinyl or almond embossed (wood-like) vinyl. Wood fence does not have to be from Danielle Fence but the color must match their Almond embossed <https://www.daniellefence.com/lakeland-vinyl-fence>

Placement

- Setback: Side yard fencing cannot be placed less than ten (10) feet from the front elevation of the Dwelling.
- Existing fence: The new fence must attach to the existing (neighbor’s) fence regardless of its setback and preferably be in line with the existing fence.
- Corner Lots: Placement of a fence on the street side of a corner lot shall require a fifteen (15’) foot setback from the side property line, in addition to the ten (10’) foot setback requirement from the front of the Dwelling.

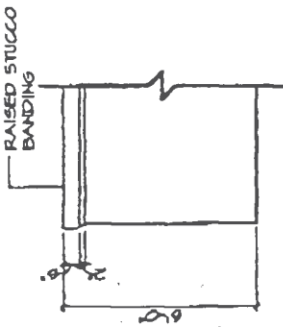
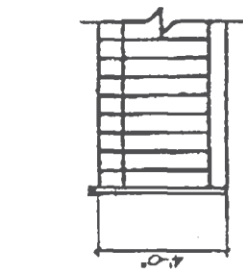
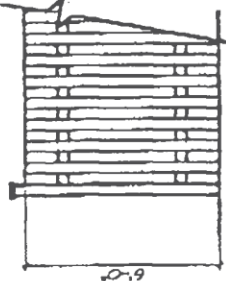
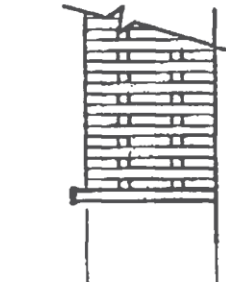
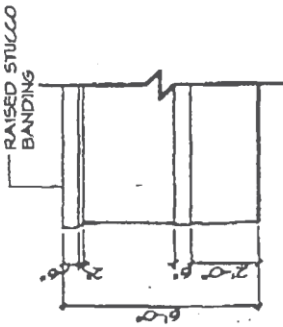
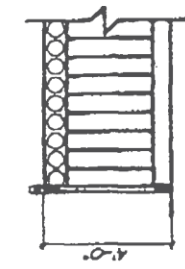

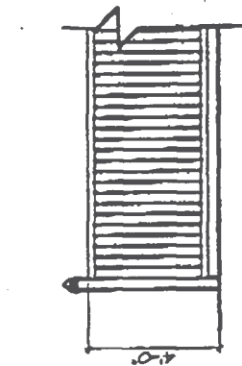
See fence attachment diagrams A-F

4' SIDE YARD FENCE

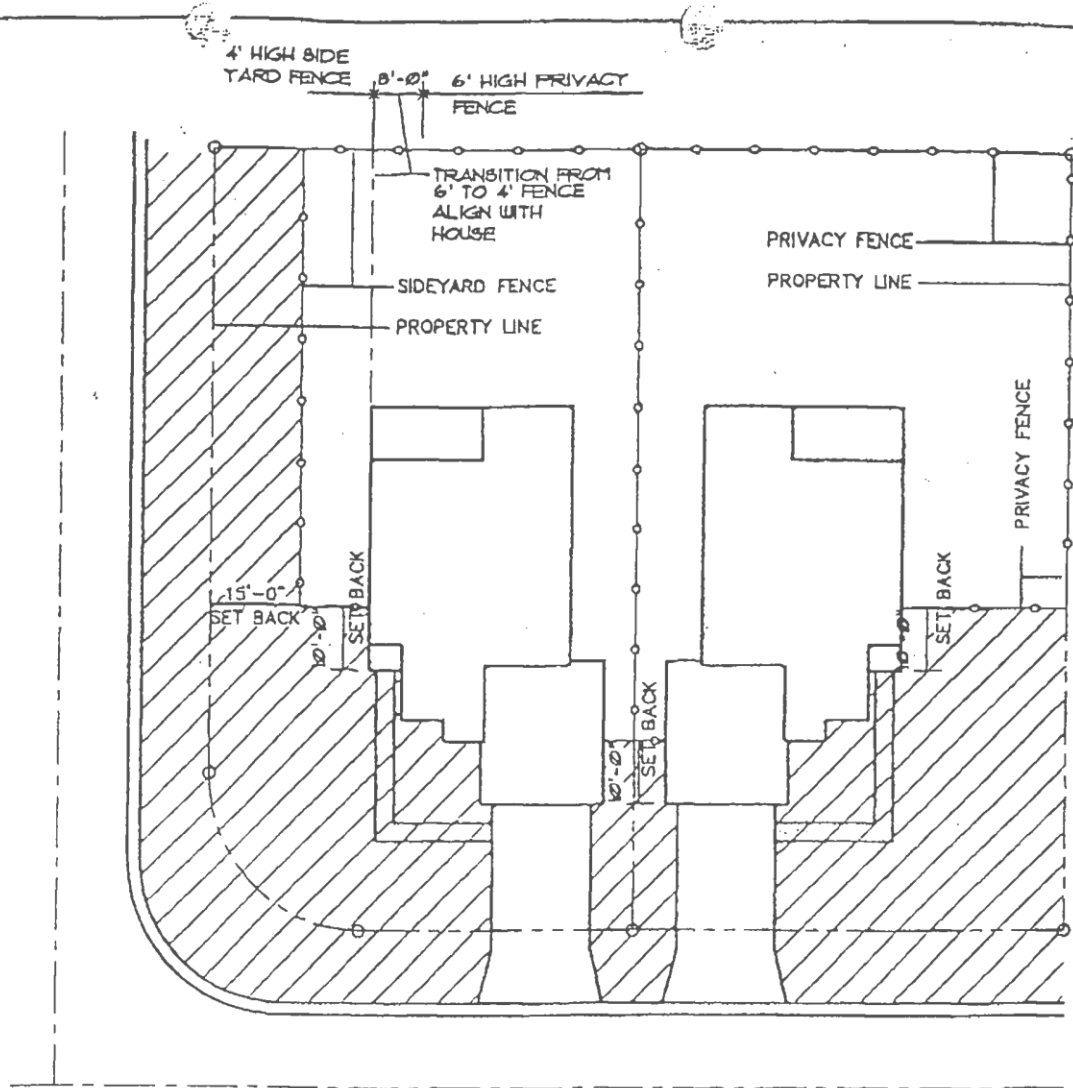
PRIVACY FENCE

AMENITY FENCE

MASONRY/ PRIVACY WALL

 <p>RAISED STUCCO BANDING</p> <p>6'-0"</p> <p>4'-0"</p>	 <p>4'-0"</p> <p>4'-0"</p>	 <p>SHADOW BOX</p> <p>6'-0"</p> <p>6'-0"</p>	 <p>SHADOW BOX</p> <p>4'-0"</p> <p>4'-0"</p>
 <p>RAISED STUCCO BANDING</p> <p>6'-0"</p> <p>6'-0"</p>	 <p>4'-0"</p> <p>4'-0"</p>	 <p>BOARD ON BOARD</p> <p>6'-0"</p> <p>6'-0"</p>	 <p>BOARD ON BOARD</p> <p>4'-0"</p> <p>4'-0"</p>

ATTACHMENT "A" (APPROVED FENCE/WALL TYPES)

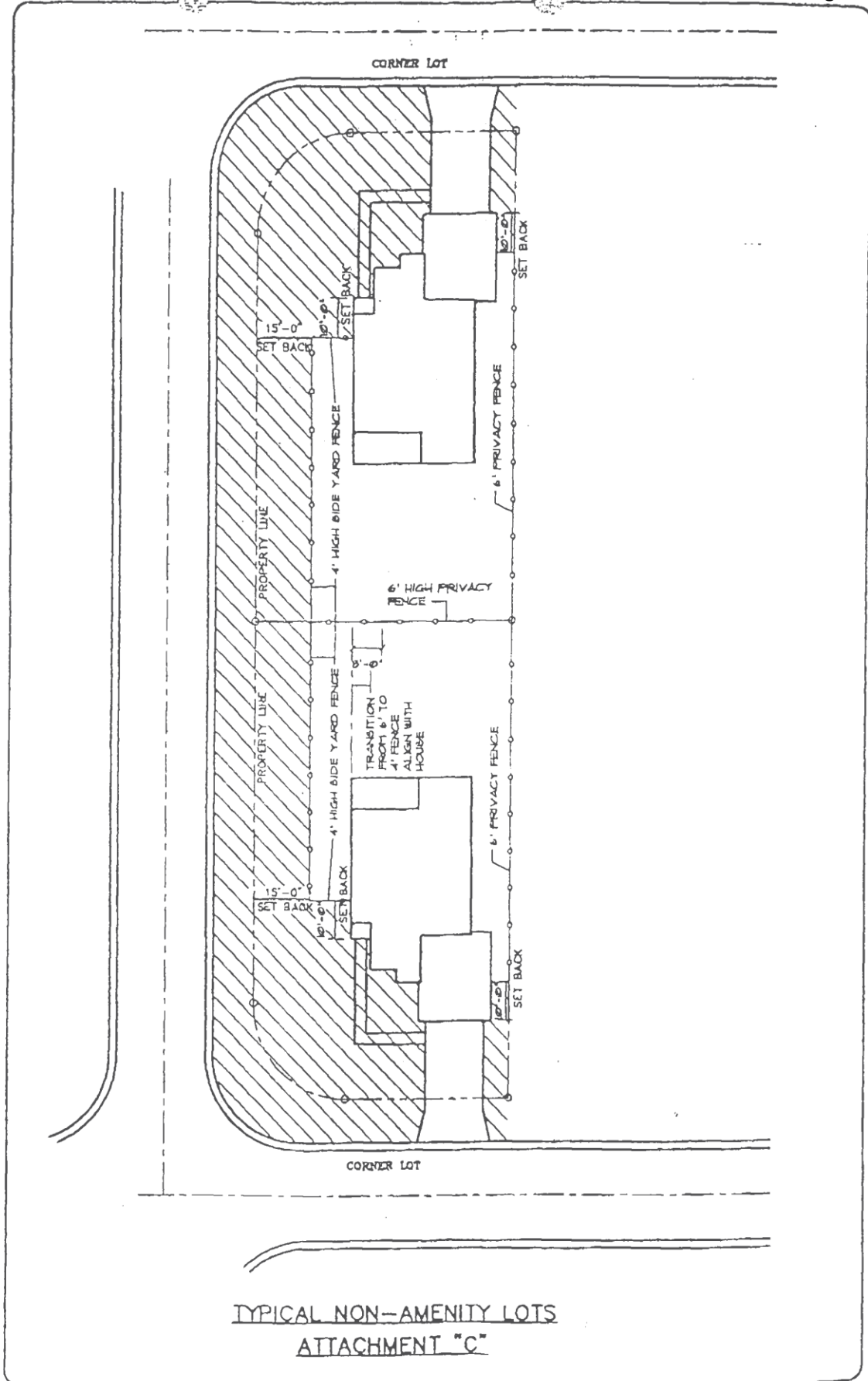


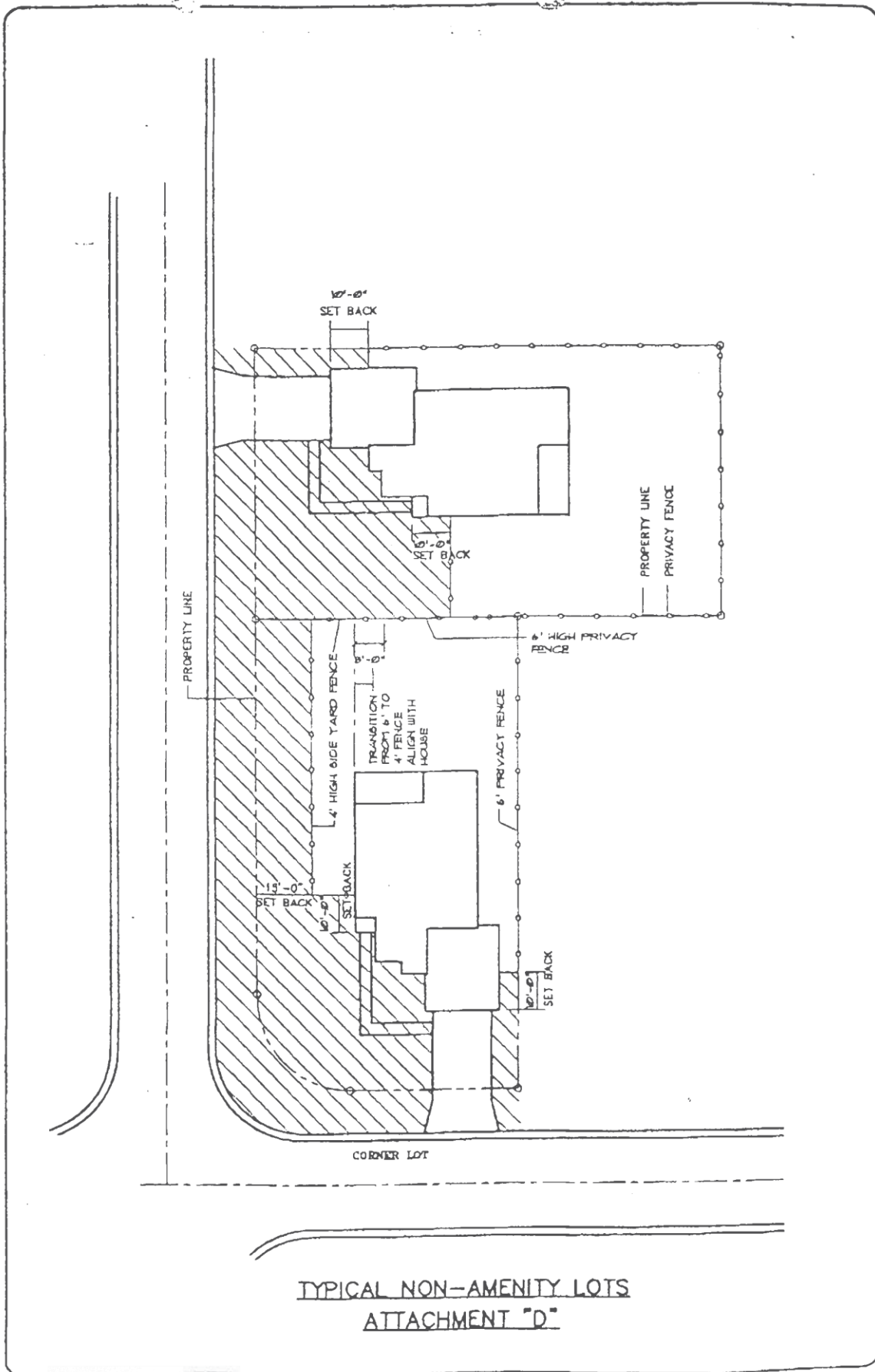
CORNER LOT

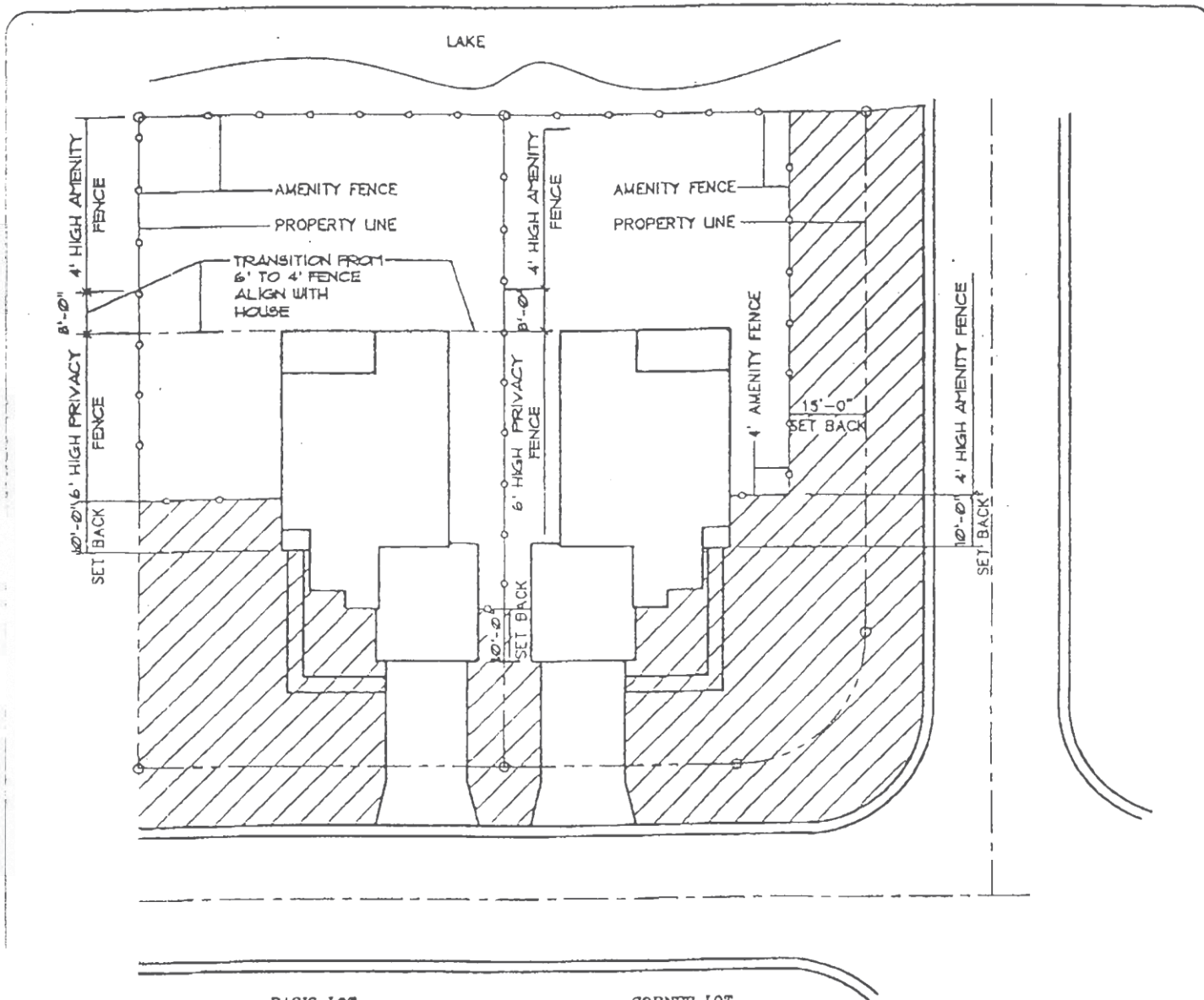
BASIC LOT

TYPICAL NON-AMENITY LOTS

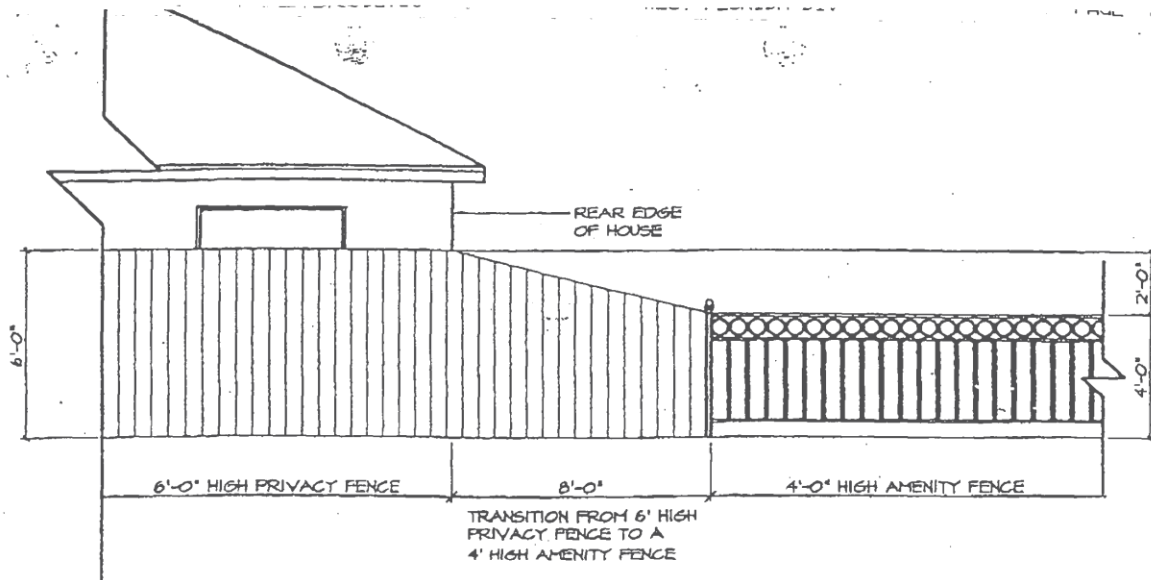
ATTACHMENT "B"



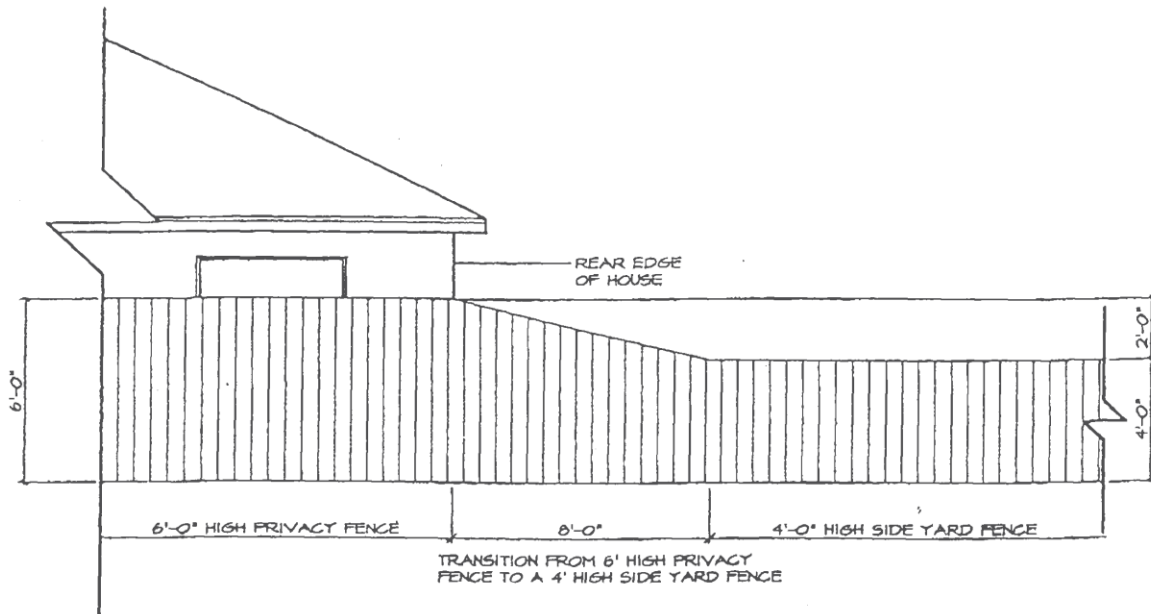




TYPICAL AMENITY LOTS
ATTACHMENT "E"



TRANSITION FROM 6' HIGH PRIVACY FENCE TO A 4' AMENITY FENCE



TRANSITION FROM 6' HIGH PRIVACY FENCE TO A 4' HIGH SIDE YARD FENCE

ATTACHMENT "F"

B. House Paint Color Supplemental Guideline

Residents **MUST** comply with the following House Paint Color Approval Guidelines adopted by the Association's Board of Directors on April 18, 2019, as thereafter amended from time to time. A current copy of the House Paint Color Approval Guidelines may be found on the website or at the Management office.

NOTE: ALL OPTIONS REQUIRE SUBMITTAL OF AN ARC REQUEST IN ORDER TO OBTAIN APPROVAL AND SUBMISSION IS NOT AN AUTOMATIC APPROVAL.

OPTION #1 – COLOR PALETTE BOOK

Owners must select paint colors from the approved Color Palette Book only and must submit an application as provided herein. These colors must match the book exactly. The process for approval, which may take up to 45 days, is:

1. Contact the Association's management company to review the Color Palette Book. Colors are also available on the website, MossCreekRiverview.com
2. Select one of the approved colors and complete an ARC Request form that lists the selected colors for body, trim and door from the book. Please note:
 - Homes (body color) may not be painted the same color as an adjacent home or a home directly across the street. And should be at least two shades darker if part of the same color family.
 - Trim may be painted any shade of white with the word "white" in the name (i.e. Dover White, Oyster White, Pure White, White Duck...)
 - The door colors from any approved schemes may be substituted between schemes
3. Submit the form to the Association's management company which will review for compliance with the Color Palette Book
4. If the colors submitted match the Color Palette Book, the Association's management company, pursuant to delegated authority, will issue an approval letter directly to the Owner
5. If the colors do NOT match, the application will be denied and a letter of denial will be sent to the Owner.

Since colors in the Color Palette Book have been previously approved, an application including such approved colors will be approved; however, an application **MUST** be completed and submitted for tracking purposes).

OPTION #2 – PAINTING THE EXISTING COLOR

This option is only valid for original, builder-painted houses and houses previously painted in approved colors with documentation of such approval. If **YOUR** house is the original color, as painted by the builder or if **YOUR** house has been painted previously and the paint colors were approved in writing by the ARC (this must be documented), then you can repaint **YOUR** house the same color, upon approval by the ARC. The process for approval is:

1. Submit an ARC Request form to the Association's management company which will be forwarded to the ARC Committee. This application MUST include the following:
 - Completed ARC Form
 - Paint samples for the existing colors (or that match the existing colors)
 - A color photograph of the house
 - For original builder color – a statement in the application that the house colors were builder-approved
 - For approved repainted houses – a copy of your previous ARC approval (if this is not available, the Association's management company will research its files for the previous approval. If not available or on record, this will **NOT** be approved by the ARC)
2. The ARC will review applications and provide approvals/denials to the Association's management company who will send a letter to the Owner.

Time: The ARC meets once a month so depending on when you submit your application to the Association's management company and whether a records search is required by the Association's management company, the application process will take approximately 30-45 days before an approval/denial letter is issued.

**NOTE: IF NO RECORD CAN BE FOUND FOR PREVIOUS APPROVALS,
THE APPLICATION WILL BE DENIED.**

C. Mailbox Posts and Paint Color Supplemental Guideline

Mailbox Replacement:

New approved mailbox posts are standard and now available in aluminum which will be substantially stronger and easier to clean.

Homeowners are not required to purchase their mailbox or mailbox post from any particular company; they simply must match the mailbox and mailbox post installed in 2019 by Creative Mailboxes in Tampa.

Specifications include:

3"x6.5' fluted aluminum post with S-3 finial, SB-33 base, DB-56S bracket, T-1 mailbox with Red Flag and vinyl reflective gold address numbers on both sides of box.

- All components powder coated Mineral Black

Mailbox Post Paint Colors:

All components powder coated Mineral Black

Concrete donut - Sherwin William Concrete Stain in black



D. Roof Style and Color Supplemental Guideline

Owners **MUST** comply with the following Roof Style and Color Supplemental Guidelines which were adopted by the Association’s Board of Directors in January 2019, as may be amended from time to time. A current copy of the Roof Style and Color Supplemental Guidelines may be found on the website or at the Management office. All roofs, unless otherwise originally installed by the builder, must be replaced with architectural asphalt shingles and be installed in accordance with the provisions of the Florida Building Code and applicable Law. Owner is solely responsible for ensuring that all construction, improvements, and/or alterations comply with applicable federal, state, and local laws, ordinances, codes, building requirements, etc., including any requirements or restrictions imposed by the South Florida Water Management District.

NOTE: ALL OPTIONS REQUIRE SUBMITTAL OF AN ARC REQUEST IN ORDER TO OBTAIN APPROVAL AND SUBMISSION IS NOT AN AUTOMATIC APPROVAL.

The following color options are approved and shall be permitted; no other colors will be permitted. In all cases, the roof shingle color shall be compatible with the primary paint color of the Dwelling. As part of the application for a new roof, the ARC submittal must include a color picture of the Dwelling.

COLOR OPTIONS – Architectural Profile Asphalt Shingle

The following color options are approved for installation in Moss Creek; no other colors will be permitted. An Owner may select from the following roof shingle colors for Architectural Profile Asphalt Shingle. A list of approved colors is provided below. If an equivalent shingle is submitted for approval, a color sample matching one of the approved colors will be required with the submittal. These colors must match the approved colors below (substitutions are not permitted). The approved colors are:

Owens Corning:

Aged Copper	Pacific Wave	Sand Dune
Storm Cloud	Summer Harvest	Antique Silver
Driftwood	Estate Gray	Beachwood Sand
Brownwood	Quarry Gray	Desert Tan
Teak	Onyx Black	

Architectural Control Description

Architectural Control is an important element of a deed restricted community like Moss Creek. Pursuant to the Declaration, an Architectural Committee comprised of residents is charged with the review and oversight of any/all exterior modifications of any Lot, Dwelling, or Structure in the community.

This part of the community's covenants is designed to maintain certain standards for community appearance that are in harmony and balance with the existing homes and landscape.

Pursuant to the Declaration, Owners must obtain pre-approval from the ARC before making any changes to the exterior of their property or home.

This requirement of pre-approval includes any outside modifications or changes, including but not limited to, the addition of a pool or enclosure, installation of a satellite dish, installing or staining a fence, and repainting a home, even if such repainting will be will be the same color.

Also covered under this requirement of a pre-approval are any changes to the landscaping, grass, shrubs, trees, flower beds and sidewalks, patios or driveways. These are also considered an exterior modification.

Submission forms can be obtained on the ARC Submission Form page on the Association's website. Please be sure to include all required supporting documents when submitting a request. Missing information is the most common cause of delay.

Owners must submit all requests by mail prior to any construction or improvement. The ARC is allotted up to 45 days to make a decision. Requests that require plans or survey reviews may take additional time, while other requests may be quicker. As stated in the Declaration, if a decision is not received from the ARC within this allotted time frame, the request is automatically deemed to be DENIED.

Owners may not begin any exterior modifications or changes until the Owner has received written approval from the ARC. Owners who fail to obtain prior written approval of the ARC may be required to remove any modifications.

The Association and the ARC appreciate all residents' cooperation in maintaining these standards.

Architectural Committee (ARC) **Purpose and Responsibilities**

Purpose: To review and approve all construction, improvement, alteration, remodeling, addition, landscaping, or other changes to any existing Dwelling or Lot in the manner and to the extent set forth in Article VI of the Declaration.

Area of Responsibility: The ARC oversees all Lots, Dwellings, and Structures within the boundaries of the Moss Creek.

Committee Membership:

1. The committee chairperson shall be a member of the Board of Directors and will represent the committee at all Board Meetings.
2. Membership will consist of the chairperson and up to five Moss Creek Members in good standing with the Association.
3. All committee members shall be approved and appointed by the Board of Directors and may be removed by the Board at any time.

Responsibilities:

1. Receive and review Architectural Committee Submission Forms.
2. Compile necessary pictures, brochures, drawings and detailed specifications necessary to properly evaluate any such request.
3. One or more Committee members may visit the Owner's Lot to review the requested changes and may request a meeting with the Owner if the Committee deems it necessary prior to the vote on a particular submission.
4. Determine whether or not the submission meets the covenants and restrictions set forth in the Declaration and the design standards and guidelines promulgated and adopted by the Association pursuant to the Declaration.
5. Approve or disapprove all submission forms within 45 days of receipt of a properly completed application and all supporting documentation, materials, and information reasonably requested by the ARC.

ARC Exterior Modification Submittal Form

Pursuant to Article VI, Section 3 of the Declaration, no exterior change shall be commenced, erected, or maintained on any Lot, nor shall any exterior addition to or alteration thereof be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to the ARC for written approval.

Further, applicants must allow up to forty-five (45) days from receipt of a properly completed application and all support materials for review. As stated in Article VI, Section 3, if the Architectural Committee does not approve or disapprove any application within forty-five (45) days, the application will be deemed disapproved.

In all cases, the Owner must receive prior written approval from the ARC prior to proceeding with any exterior modification, construction, or improvement. Owner is solely responsible for ensuring that all construction, improvements, and/or alterations comply with applicable federal, state, and local laws, ordinances, codes, building requirements, etc., including any requirements or restrictions imposed by the South Florida Water Management District.

All ARC Submissions Forms, including all required supporting documentation (such as surveys, plans, specifications, proposals, drawings, paint color samples, etc.), must be mailed to the address shown on the ARC application form.

If an Owner has digital copies of all required documents, the Owner may submit the ARC Submission Form along with supporting documentation by e-mail to the email address found on the ARC application form. The Owner should confirm receipt of the Owner's email. The Association is not responsible for email submissions not received by the ARC.

The ARC Submission/Application form used to request approval for an exterior modification, improvement or alteration is a two (2) page document. Both pages must be completed, signed, and dated. All necessary supporting documents must be submitted with the application in order to avoid a delay and/or return of the submission as incomplete. A PDF of the ARC Submission/Application form can be downloaded at www.mosscreekriverview.com.