

**PHOEBE PARK VILLAS HOMEOWNERS ASSOCIATION  
ARCHITECTURAL CONTROL  
GUIDELINES, DESIGN STANDARDS, RULES AND REGULATIONS**

For the purpose of ensuring uniformity and the maintenance of Phoebe Park Villas as a residential area of highest quality and standard, any and all exterior improvements to any Villa must be in compliance with the Declaration of Covenants, Conditions and Restrictions of Phoebe Park Villas, Articles of Incorporation and By-Laws of Phoebe Park Villas Association, Phoebe Park Villas Supplemental Guidelines and Standards, the Guidelines, Design Standards and Rules and Regulations set forth herein, and the corresponding documents which govern FishHawk Ranch.

Design Standards:

1. Conformity and harmony of external design and general quality with the existing standards of Phoebe Park and the standards of FishHawk Ranch.
2. Consistency with the provisions of the Declaration of Covenants, Conditions and Restrictions of Phoebe Park and other governing documents mentioned above.
3. No structure shall be commenced, erected or maintained on the lot of any Villa, nor shall any external, front or back of the Villa be added to or alteration thereof be made, without approval of the Phoebe Park Architectural Review Committee (PPARC) and FishHawk Architectural Control Committee (FACC).
4. All stucco and/or exterior paint colors must match original existing Villa colors, unless changed by the Board of Directors at the periodic time of repainting the entire community.
5. The Villa owner, at the owner's discretion and cost, undertakes touch-up interim painting. Said paint must match the original paint. Contact the management company prior to starting any touch-up exterior painting for paint color specifications.
6. Phoebe Park Association is responsible for maintenance of landscaping as originally designed and planted by the builder. To maintain uniformity of the appearance of the community, owner-installed planted landscaping modifications anywhere on the property are generally discouraged and in every case must be approved by the PPARC/ FACC prior to installation. Applicant must list the types of plants that will be used or removed. The villa owner and upon sale of the villa any subsequent owner is responsible for any owner-installed landscape modifications. Any tree removal over 6 feet tall or having a 3 inch or greater diameter requires Hillsborough County permit.
7. Any swimming pool must have prior PPARC/FACC approval and must be screen enclosed as required by Florida law.
8. No exterior canvas or metal awning will be allowed on the front, back, or side of the villa.
9. Requests for the addition of aluminum screen enclosures, sunrooms or similar additions to the rear of the villa must have prior approval of the PPARC/FACC. Applications are available from the management company. The only approved color of such enclosures in Phoebe Park is "white." Screen color to be charcoal.
10. Front door porch areas may not be screen or glass enclosed.

## APPENDIX B

11. Front door screen/storm doors will be approved by the PPARC only if they are one of the PPARC approved screen doors that do not alter the original appearance of the front door.
12. Any other change to the exterior appearance of the villa not previously described in this document requires prior approval from the PPARC/FACC.
13. In addition to compliance with these requirements as set forth by Phoebe Park Association, compliance with all relevant FishHawk Ranch Covenants, Rules, Regulations, and Architectural Control Guidelines and Standards must be met.

### Notice:

The above rules were reviewed, revised as needed, and adopted by the Board of Directors at a meeting held on the 19th day of February, 2008. Notice that Rules and Regulations were an agenda item for this meeting was properly posted at the Phoebe Park Villas entrance sign for more than 48 hours in advance of the meeting.

### NOTE TO RESIDENTS:

These documents were recorded at the county 6/3/2008 as instrument #2008195996