

**DESIGN GUIDELINES**

**STARKEY RANCH**

REVISED 12.22.23

STARKEY RANCH MASTER PROPERTY OWNER'S ASSOCIATION, INC.

Adopted: 12.22.23

Starkey Ranch MPOA Board of Directors

## **Introduction**

Any notice or information required to be submitted to the Starkey Ranch ARC under these Design Guidelines must be submitted to the Starkey Ranch POA manager's office.

## **Background**

Starkey Ranch is a master planned community located in Pasco County, Florida (the "Community"). The Community consists of certain villages planned for development (hereinafter each called a "Development Area" and collectively the "Development Areas") which are subject to the terms and provisions of Starkey Ranch MPUD, the Declaration of Easements, Covenants and Restrictions for Starkey Ranch ("CC&R"), applicable Development Area Ordinances, and any governmental Rules and Regulations are sometimes referred to herein as the "CC&R." The CC&R include provisions governing the construction of improvements and standards of maintenance, use and conduct for the preservation of the Community.

WS-TSR, LLC, a Delaware limited liability company, is the current "Declarant" under the CC&R.

## **Application and Starkey Ranch ARC**

The CC&R provides that no "Improvement" may be constructed within the Community without the advance written approval of the Starkey Ranch Architectural Review Committee (ARC). The CC&R provides that the Declarant may adopt standards for the design, construction, landscaping, and exterior items placed on any Lot. The CC&R also include additional procedures and criteria for the construction of improvements within a Development Area.

The Starkey Ranch ARC has the authority to amend and modify these Design Guidelines, has the authority to grant variances and/or waivers to these Design Guidelines and has the authority to impress alternate Design Guidelines on one or more Development Areas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or in progress. It is the responsibility of each lot Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

Unless alternate or modified Design Guidelines are adopted for additional Development Areas, these Design Guidelines will apply to each Development Area made subject to the CC&R.

These Design Guidelines will apply only to lots within a Development Area which will be used for residential purposes. Declarant may adopt Design Guidelines for non-residential areas.

## **Governmental Requirements**

Ordinances, rules, and regulations imposed by Pasco County, Southwest Florida Water Management District, Army Corp of Engineers, Florida Department of Environmental Protection and/or The TSR Community Development District (the "CDD") are applicable to Lots within the Community. It is the responsibility of each Owner to obtain all necessary governmental or regulatory permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within the Community. Each Owner is advised to review all encumbrances

affecting the use and improvement of their Lot prior to submitting plans to the Starkey Ranch ARC for approval. Furthermore, approval by the Starkey Ranch ARC should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot.

Neither the Declarant nor the Starkey Ranch ARC will have any responsibility for ensuring plans submitted to the Starkey Ranch ARC comply with any applicable building codes, zoning regulation and other government or regulatory requirements.

### **Interpretation**

In the event of any conflict between these Design Guidelines, the CC&R or any Development Area Ordinance, the CC&R and/or the applicable governmental Development Area Ordinance shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the CC&R or an applicable Development Area Ordinance.

### **Architectural Review Process**

#### **Objective**

The objective of the review process is to promote aesthetic harmony within the Community by providing for compatibility of specific designs with surrounding buildings, the environment, and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

#### **Review Process**

Requests for approval of proposed construction, landscaping, or exterior modifications must conform to a review process as described in the "Plan Submittal" section of these Design Guidelines set forth below.

#### **Responsibility for Compliance**

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines, the CC&R, each applicable Development Area Declaration, and all requirements imposed by the Starkey Ranch ARC as a condition of approval.

#### **Inspection**

Upon completion of the work, as described in a Starkey Ranch ARC approved submittal, an authorized representative of the Starkey Ranch ARC may inspect the work to verify conformance with specific approved submittal. Any/all deficiencies identified by the Starkey Ranch ARC authorized representative shall be immediately removed or repaired to conform to the approved submittal.

## **Architectural and Aesthetic Standards**

### **Styles**

Architectural styles may vary, subject to compatibility with surrounding properties and to the appropriate use of allowable exterior materials and colors. Certain home styles may be prohibited in the sole and absolute discretion of the Starkey Ranch ARC.

### **Aesthetic Appeal**

The Starkey Ranch ARC may disapprove the construction or design of a home or a proposed modification on purely aesthetic grounds. Any prior decisions of the Starkey Ranch ARC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the Starkey Ranch ARC feels that the repetition of such actions have any adverse effect on the Community.

### **Design Guidelines**

The specific Design Guidelines detailed below have been adopted by the Starkey Ranch POA.

Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these Design Guidelines, you still must submit an application to the Architectural Review Board. Please follow the application procedures and note on your application that your request is a special circumstance.

### **Prohibited Elements**

The following architectural elements are prohibited within the Community unless expressly approved in advance and in writing by the Starkey Ranch ARC:

- Flat roofs
- Vinyl Siding
- Shed Roofs except as incidental to the main roof
- Stove pipe chimneys and unpainted metal chimney caps
- Random roof penetrations, vents or skylights facing the street
- White or bubble skylights
- Mirrored glass or any reflective film on windows
- Vivid, inappropriate colors
- Window and Wall Air Conditioning Units
- Prefabricated sheds or storage units
- Glass enclosed porches
- The use of “Florida Glass” screen, or a spray on vinyl laminate on a screen enclosure

- Above ground natural gas or propane storage tanks
- Exterior water softener or water treatment equipment that exceed 18” above grade

## Height and Views

Unless otherwise approved in advance by the Starkey Ranch ARC, no building or residential structure may exceed the approved height requirements per Starkey Ranch MPUD as measured from the design final elevation grade of a residential structure. Height is defined as the vertical distance from the average elevation of the grade at the front of the building or residential structure to the highest point on the structure exclusive of chimneys and ventilators. On sloping lots, the average finished grade adjacent to the front of the structure will be used as a basis to calculate height.

Specific lot views are neither guaranteed, preserved, nor protected within the Starkey Ranch Community.

## Lot Sizes, Setbacks, Building Heights

All single family and multi-family residential house structures shall comply with the minimums as set forth in the Starkey Ranch MPUD (see tables on the following page):

Product Type	Minimum Lot Width (feet) (5)	Minimum Lot Depth (feet)	Conventional Setbacks (No Alley Access)										
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (15')	Minimum Building Separation (15')	Minimum Building Separation (20')	Minimum Front Setback (2)	Minimum Corner Side Setback (2)	Minimum Rear Setback Primary Structure	Minimum Rear and Side Setback Accessory Structure	Maximum Lot Coverage (3)	Maximum Building Height
			Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 3 feet / 12 feet	Side Setbacks 7.5 feet / 7.5 feet	Side Setbacks 10 feet / 10 feet	Structure / Garage Door	Structure / Garage Door			Primary / Accessory	
SF Detached	28	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	35	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	40	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	45	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	55	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	65	110	N/A	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	75	110	N/A	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	80	120	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	85	120	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	90	120	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Detached	> 90	130	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet
SF Attached (1)	15	60	N/A	YES	N/A	N/A	N/A	zero / 25 feet	zero / 25 feet	15 feet (4)	N/A	100%	45 feet
Multifamily	N/A	N/A	N/A	YES	N/A	N/A	N/A	zero / 25 feet	zero / 25 feet	zero	N/A	100%	65 feet

- Notes : (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.  
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right of way or from the sidewalk.  
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.  
(4) Rear Setback for Townhomes may be reduced to zero if the lot is platted to the building perimeter and is surrounded by common area.  
(5) Corner lots shall not be required to be 10-feet greater than the nominal widths listed above.

Product Type	Minimum Lot Width (feet) (4)	Minimum Lot Depth (feet)	TND Setbacks (Alley Access)						
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (20')	Minimum Front or Corner Side Setback (2)	Minimum Rear Setback	Maximum Lot Coverage (3)	Maximum Building Height
			Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 10 feet / 10 feet			Primary / Accessory	
SF Detached	28	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	35	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	40	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	45	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	55	100	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	65	110	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	75	110	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	80	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	85	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	90	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	> 90	130	N/A	N/A	YES	10 feet	zero	75 % / 10 %	35 feet
SF Attached (1)	15	60	N/A	YES	N/A	zero	zero	100%	45 feet
Multifamily	N/A	N/A	N/A	YES	N/A	zero	zero	100%	65 feet

- Notes : (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.  
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right of way or from the sidewalk.  
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.  
(4) Corner lots shall not be required to be 10-feet greater than the nominal widths listed above.

**Primary Residential Units (Standard Home Section) - Square Foot Bands Air-Conditioned areas of each house are set forth below:**

Lot Size	Minimum SF	Maximum SF
TH	1200	2000
34'	1400	2800
40'	1600	2800
45	1600	2800
50	2000	3350 *
55	2000	3350
65	2700	4100
75	3000	5000

\* For Village 2, maximum square footage for 50' lots is 3450

### **Primary Residential Units (Estate Home Section) - Square Foot Bands**

Square Foot Bands for Estate Home Sections are identified in the Estate Home Section Specific Architectural Requirements.

### **Adult Lifestyle Units – Square Foot Bands (Village 4)**

Air-Conditioned areas of each house are set forth below:

<b>Lot Size</b>	<b>Minimum SF</b>	<b>Maximum SF</b>
TH	1200	1800
40'	1600	2600
45	1600	2600
50	1800	3350
55	1800	3350
65	2300	4100
75	3200	5000

NOTE: DECLARANT RESERVES THE RIGHT TO MODIFY THE MINIMUM AND MAXIMUM HOUSE SIZES FOR EACH DEVELOPMENT AREA OR SECTION AND TO GRANT WAIVERS FOR THE FOREGOING LIMITS.

### **Air Conditioning Units**

Outside air conditioning units should be screened with appropriate landscaping of at least 3-gallon plants so as to not to be seen from the street. Corner lot homes should locate the AC unit on the opposite side away from the corner street.

### **Antennas and Satellites Dishes**

Exterior antennas are prohibited. Homeowners may install satellite dishes for the purpose of receiving audio and/or video programming and media reception. A dish antenna that is one meter or less in diameter (i.e., Direct Broadcast Satellite) may be approved. The satellite dish must be mounted to the outside of the house in the location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the back of the house or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property. Masts higher than six (6) feet will not be permitted. Screening, such as shrubs, is required where possible.

### **Accessory Buildings**

All storage buildings, playhouses, etc. type structures shall be constructed and finished to match the main house finish detailing and color.

Accessory buildings shall not be allowed in the front or side yard.

Accessory buildings shall be proportioned to the site and house and shall not restrict the visibility of adjacent homeowners view to public spaces, lakes, ponds, etc.

Additional landscape screening may also be required around accessory buildings based on the impact on adjacent homeowner’s houses, views, etc.

**Building Placement**

Streetscape is an important feature of the Starkey Ranch Community. Placement of houses on lots are encouraged to be placed as close to the minimum front yard setback as possible. The same elevation and/or house colors will not be approved to be built adjacent or directly across the street including one home to either side of the house directly across the street. Houses located on corner lots, including alley corners, and adjacent to highly visible public areas are required to maintain additional detailing which are similar to front elevations, including landscaping.

**Clothes Lines**

Permanent or Semi-permanent clothes lines or similar apparatus for the exterior drying of clothes are not permitted. Removable clothes lines erected during daylight hours and only in the rear yard or those screened from view behind a fence are acceptable.

**Community Sections Designation**

Village 1

Standard Home Section – Within the Starkey Ranch community, the TH, 40, 45’, 50’ and 55’ wide lots located in Village 1 are designated Standard Home Sections. The 65’ wide lots located in Blocks 1, 2, 50 and 51 of Village 1 are designated Standard Home Sections. Please see the Community Section Designation site plan in the exhibit section for specific locations.

Estate Home Section – Within the Starkey Ranch community, the 65’ wide and 75’ wide lots located in Blocks 56 – 64 of Village 1 are designated Estate Home Sections. Please see the Community Section Designation site plan in the exhibit section for specific locations.

Village 2

Standard Home Section – Within the Starkey Ranch community, the TH, 40, 45’, 50’, 55’, and 65’ wide lots located in Village 2 are designated Standard Home Sections.

Within Village 2, the section of the Village located south of Long Spur will utilize tile roofing as the standard roofing material. Please see the Community Section Designation site plan in the exhibit section for specific locations.

Village 4 (Esplanade)

Standard Home Section – Within the Starkey Ranch community, all lots located in Village 4 (Esplanade) are designated Standard Home Sections. Tile roofs are standard in this section. Either textured or smooth stucco is allowed in this section of the community.

Village 7

Standard Home Section – Within the Starkey Ranch community, all lots located in Village 7 are designated Standard Home Sections. Textured stucco is allowed in this section of the community.



### NW Villages A, B, C and D

Standard Home Section – Within the Starkey Ranch community, all lots located in NW Villages A, B, C and D are designated Standard Home Sections.

### NW Villages E and F

Estate Home Section – Within the Starkey Ranch community, all lots in NW Villages E & F are designated Estate Home Sections.

### NE Village

Standard Home Section – Within the Starkey Ranch community, all lots located in NE Village are designated Standard Home Sections.

## **Construction Trailers**

Declarant may allow Builders to install and maintain temporary construction trailers upon such terms and conditions as are adopted by Declarant from time to time.

## **Decks, Patios, Trellis, Pergola, Arbors, Gazebos, Screened Enclosures**

The Architectural Review Board must approve all decks, Arbors, Patios, Trellis, Pergola gazebos and/or screened enclosures. Homeowners are advised to consider the following factors:

1. Location. Items must be located in rear yards.
2. Scale and Style. The scale shall be compatible with the scale of the house as sited on the lot. Decks, particularly if elevated, should be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings.
3. Materials. Construction materials for decks and gazebos must be of smooth high-quality pressure treated lumber or comparable composite material. Screened enclosures must be constructed using aluminum.
4. Color. Materials for decks and gazebos should be left in a natural condition to weather or treated with a neutral or wood color stain or sealer. Aluminum for screened enclosures must be black or bronze.
5. Under Deck Storage. Elevated decks may not utilize the under deck area for storage space. The Architectural Review Board, particularly in the case of high decks, may require the use of decorative screening, either wood or plant material, to minimize adverse visual impacts.
6. All structures must be anchored securely and built to local building codes and meet requirements for wind speed.
7. All decks and structures must be kept out of the building setbacks for the lots to preserve buffering from neighbors and drainage on the lot.

## **Design and Architecture**

The principal and side street yard facades for all structures must be at least 15% transparent for each story below the roofline. Builders are encouraged to include a window on the sidewalls of each home within the first 15' from the front corner of the home so as to provide additional transparency from and to the street.

The architectural details and exterior finish materials for units on corner lots, alleyway corners, and adjacent to public or open spaces must be similar on the front and street-side elevations. Builders are encouraged to utilize the same exterior finish materials on all sides of each home so as to create a uniform appearance from multiple angles. Likewise, homes that back up to open areas, trails, and park areas so as to be visible to the public should have enhanced rear elevations with exterior finish materials and window detail similar to the front of the home.

Building foundations for the front façade must be elevated a minimum of 18" above the finished sidewalk so as to allow for a minimum of two steps up to the front porch.

Front-loaded garages may not compromise more than 50% of the building's linear front façade, except for homes located on front loaded lots 40' and 45' in width.

Roof designs are encouraged to utilize simple roof massing principles. Pork chop style and other heavy or exaggerated style eave returns are not permitted to be used.

Front Elevations must be designed to subordinate garages to the house to the greatest extent possible. All homes are encouraged to have a front porch that highlights the front entrance to the home and provides residents with an outdoor living space capable of holding outdoor furniture.

For each proposed home plan, a builder should submit three distinct elevations for review and approval by the ARC. Builders are encouraged to have each elevation be a distinct architectural style such as Craftsman, Florida Vernacular, Ranch Modern, etc.

## **Doors and Windows**

Entrance doors shall be compatible with the house design. All front doors are required to be a craftsman style with either  $\frac{3}{4}$  or full glass. Opaque sidelights and transoms are encouraged but not required. Door material shall be solid wood, fiberglass or metal insulated exterior doors. Screen doors are allowed and shall be compatible with the design of the door and the color of the house.

All exterior windows are required to have an architectural detail with an alternate trim color to assist in framing the window. All corner lots must provide enhanced architectural details to frame windows that face the side street.

## **Driveways**

Architectural Review Board approval will be required for all driveway construction, extensions, modifications, and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common area.

1. Drives shall intersect the street at as close to ninety degrees (90) as possible.
2. Unless otherwise approved in advance by the Starkey Ranch ARC, the maximum driveway grade within a lot is fourteen percent (14%). Curbs must transition cleanly into existing street curb and gutter so as not to impair existing drainage.

3. Driveways shall be constructed utilizing brick or concrete brick paver's materials, extending from the property line (sidewalk) to the garage. Paver colors and design patterns must be approved by ARC before installation commences. Asphalt driveways are not permitted. Driveways cannot be painted.
4. Additions or modifications must be of the same materials as the existing driveway.
  - a. Owners can apply to Pasco County for a right of way permit to allow the widening of their driveway apron. Upon receipt of a permit to widen an apron, the owner can request that the ARC approve the widening of the driveway to match the widened apron. If the widening of an apron or driveway affects an existing tree, that tree must be replaced per the design guidelines.
  - b. Driveways may exceed the width of the garage door opening and home on one side (exterior side) for homes that have an additional side entry garage door where the additional turning radius is required for entry into the side entry garage. The width of the driveway should not exceed 28 feet on a home with a side entry garage.
  - c. The driveway for a home with a 3-car garage, cannot exceed 28 feet in width. The driveway for a home with a 2-car garage cannot exceed 20 feet in width.
  - d. When requesting the widening of a driveway the entire existing apron must be removed and replaced with concrete or brick pavers to match the existing driveway. If the apron is rebuilt with brick, the owner can choose to leave the sidewalk as concrete or remove the sidewalk and replace it with brick paver to match the existing driveway. The bricks must be replaced to allow an ADA accessible route across the driveway. In no case should the apron be widened by adding additional concrete or brick to the existing apron creating a patchwork effect.
  - e. Rear entry homes must have a clear separation of no less than 2 feet between the driveway and patio (approximate distance between the interior side of the garage and the lanai opening).
5. The gating of private driveways is prohibited.
6. Parking and storage of trailers, camping trailers, boats, recreational vehicles, etc. will not be allowed.

### **Exterior Lighting**

Exterior lighting will be consistent with good security practices.

The Architectural Review Board shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminates other owner's property. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

No exterior lighting will be directed outside of the applicant's property. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, lumens, wattage, or other features.

Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 18" above the ground. No more than 10 lights per lot are permitted without prior approval from the ARC Board.

**Energy and Water Efficiency**

Builders are encouraged to pursue certifications from any one of the following for their homes: the United States Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) program, the Florida Green Building Coalition (FGBC), the Energy Star (ES) program, the Environments for Living (EFL) program. A maximum HERS Index score of 60 should be the goal of each home plan.

**Estate Home Section Specific Architectural Requirements**

Village 1

For lots in the Village 1 Estate Home Section of the community, the following requirements will apply:

1. Tile roofing will be the standard material in this section. Specific types and colors will be approved by the ARC.
2. For those lots with a minimum lot depth of 150’ or greater, the minimum front setback will be 15’/30’ (structure/garage door).
3. Textured stucco finish will be allowed only in conjunction with tile roofs. Specific types and colors will be approved by the ARC.
4. The minimum ceiling height for the first floor is 10’, and the minimum ceiling height for the second floor is 9’.
5. Air-Conditioned areas of each house are set forth below:

<b>Lot Size</b>	<b>Minimum SF</b>	<b>Maximum SF</b>
65	2700	3800
75	3150	5000

NOTE: DECLARANT RESERVES THE RIGHT TO MODIFY THE MINIMUM AND MAXIMUM HOUSE SIZES FOR EACH DEVELOPMENT AREA OR SECTION AND TO GRANT WAIVERS FOR THE FOREGOING LIMITS.

NW Villages E & F

For lots in the NW Villages E & F Estate Home Sections of the community, the following requirements will apply.

1. Items 1-4 (tile roofing, minimum front setback, textured stucco finish, minimum ceiling heights) from Village 1 Estate Home Section apply to this section.
2. Air-Conditioned areas of each house are set forth below:

<b>Lot Size</b>	<b>Minimum SF</b>	<b>Maximum SF</b>
65	2700	4400
75	3150	NO MAX

NOTE: DECLARANT RESERVES THE RIGHT TO MODIFY THE MINIMUM AND MAXIMUM HOUSE SIZES FOR EACH DEVELOPMENT AREA OR SECTION AND TO GRANT WAIVERS FOR THE FOREGOING LIMITS.

### **Exterior Painting**

Homeowners may select from color schemes that correspond to the builder of their home. Requests must be submitted to the ARC for review and approval prior to painting the house. Paint must be applied to the designated areas of the home as indicated in the paint scheme. Adjacent houses or houses across the street from each other shall not have the same or similar exterior color schemes.

Garage doors shall be painted to match the trim, body or siding color as directed and approved by the ARC to minimize the impact of the garage doors on the streetscape.

In general terms, acceptable color schemes include earth tones, light pastels, and other natural colors.

An application is not required to repaint or re-stain a structure to match the original color. However, all exterior color changes must be approved. This requirement applies to exterior walls, doors, shutters, trim, roofing, and other appurtenant structures.

### **Fences**

All fences must be reviewed and approved by the Starkey Ranch ARC on a lot-by-lot basis prior to proceeding with construction. Fencing shall be located within property lines and coordinated with other existing adjacent fencing. At no time shall fences be permanently affixed to an existing CDD installed fence. General guidelines for the construction of fences are provided below.

1. Fence Types and Material - All fences must be CPTED – compliant and constructed with approved Pasco County material types. No chain link, mesh, barbed wire, or hog wire fences will be allowed on a residential lot.
  - a. Fencing which is finished on one side only must be constructed with the finished side facing out. All fence pickets must be installed on the outside of the posts. Gates must be constructed of the same height as the fence and be of the same material as the fence. Gate hardware shall be unobtrusive and rust resistant.
  - b. Vertical members shall be plumb. Fences shall be left to weather naturally or coated with a clear sealant.
  - c. All Fencing must follow the contour of the ground. “Stair stepping” of fencing is not permitted.
  - d. Approved fencing materials: PVC Vinyl (Beige) and powder coated aluminum (Black).
2. Fencing Limitations in Village E (Anclote Reserve) – Only black Aluminum picket fences will be approved in this neighborhood.
3. Fence Limitations on Interior Lots- The height of the fence shall not exceed six (6) feet above ground level. Fencing on interior lots shall be solid or open picket style.

4. Fence Limitations on Exterior Lots - Fencing on lots that are adjacent to retention areas, natural areas, trails, parks, wetlands, lakes, or ponds must not be solid. Height shall not exceed four (4) feet and shall be an open picket style with a 3' setback from the side property line. Fences must taper in situations where different heights are required. A continuous hedge of approved shrub material must be planted and maintained in the setback directly adjacent to the exterior of the fence. For lots adjacent to public areas such as trails or parks, if fencing is set back at least 10 feet from the rear or side property line, the maximum height is 6 feet, and the portion of the fence that is greater than 4 feet shall be no more than 60% opaque. A continuous hedge of approved shrub material or a combination of tree and landscape material must be planted and maintained on the exterior of the fence.
5. Fence Limitations on corner lots – Fencing shall be picket style and not exceed 4 feet in height with a 3' set back from the side property line. A continuous hedge of approved shrub material must be planted and maintained in this 3' setback. If fencing set back is equal to the rear corner of the home in line with the sidewall of the home, the maximum fence height is 6 feet and may be 100% opaque. Fences shall not be used to enclose or form the side wall of a porch or lanai. A continuous hedge of approved shrub material must be planted and maintained directly adjacent to the exterior of the fence.
6. Fencing Limitations on alley loaded product Fencing shall be picket style and not exceed 4 feet in height with a 3' set back from the rear property line. A continuous hedge of approved shrub material must be planted and maintained in this 3' setback. If fencing is set back at least 10 feet from the rear property line, the maximum height is 6 feet, and the portion of the fence that is greater than 4 feet shall be no more than 60% opaque. A continuous hedge of approved shrub material or a combination of tree and landscape material must be planted and maintained on the exterior of the fence. If fencing is set back equal to the rear corner of the garage, the maximum height is 6 feet and may be 100% opaque. A continuous hedge of approved shrub material must be planted and maintained directly adjacent to the exterior of the fence.
7. Rear Yard Fencing- Fences located in the rear yard of the lot shall not extend forward of the rear of the house beyond the rear corner of the home. Fencing within a lot will be a consistent style and size. An exception to consistent styles will be made when a different fence style has been erected by an adjoining neighbor or when considering unusual property configurations.
8. Front Yard Fencing – Front yard fences are acceptable but shall be reviewed by the ARC on a case-by-case basis. Fences shall be an open picket style and shall not exceed three (3) feet in height with a 3' set back from the front property line. A continuous hedge of approved shrub material must be planted and maintained in this 3' setback. All design, style, and color of fencing for front yards must be approved by ARC.
9. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.
10. Fencing shall be allowed over utility, drainage and water quality easements, homeowner shall be responsible for any/all cost to removing fencing if required for maintenance. Fencing shall not impede or change drainage patterns. Fences may not restrict access for maintenance to any utility or drainage easement.

## **Flags and Flagpoles**

One flagpole no taller than 20 feet in height displaying the American flag may be installed with ARC approval on each single-family lot. Flag poles should not be located in such a way to obstruct the sight triangle on a corner lot. Temporary flagpole staffs that do not extend higher than the roof of the house and are attached to the dwelling unit do not require approval by the Architectural Review Board.

The following flags shall not require ARC approval, provided no more than two (2) are displayed on pole as described in this section:

- U.S. flag (not to exceed 54" x 72" in size)
- State of Florida flag (not to exceed 54" x 72")
- Official flags of the U.S. Armed Forces, Army, Navy, Air Force, Space Force, Marines, Coast Guard or Prisoner of War/Missing In Action (not to exceed 54" x 72" in size)
- Flags representing Institutions of Education, Sports Teams, or Civic Organizations (Limited to 48-hour period per week). Flag size not to exceed 54" x 72."
- No other flags are permitted unless approved by the ARC.

## **Garages and Garage Doors**

1. All garages for single family detached homes shall have a minimum width of nineteen (19) feet and a minimum length of twenty (20) feet as measured from the inside wall of the garage. All garages must accommodate two (2) cars and may include either one sixteen (16) -foot overhead door or two (2) overhead doors; each a minimum of eight (8) feet in width.
2. For all houses with garage doors visible from the street in front of the house a traditional or carriage style garage door is required. The garage door must incorporate architectural features including decorative hinges and a minimum of 2 handles per door. Glass in upper garage door panels is encouraged. Doors should be painted to match the main body of the home or be a faux wood finish as approved by the ARC.
3. For all Houses with garage doors only visible from the rear alleyways a decorative style garage door is required with raised panels or trim work. Doors should be painted to match the main body of the home.
4. All detached garages shall be finished to match the main house detailing and colors.

## **Generators**

Generators must be set back a minimum of 10' from the front or rear of home and be screened from street view by approved landscaping.

## **Gutters and Downspouts**

Builders are encouraged to provide homes that have gutters and downspouts to assist in managing rainwater. Gutters are to be white or bronze in color or painted to match the trim adjacent to their location. Downspouts may be exposed only if bronze in color or are painted to match the color of the adjacent trim, wall, column, etc. Downspouts are encouraged to be setback from the corners of the home so that they are not visually prominent.

## **Holiday Decorations and Lighting**

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. No ARC application shall be required. However, in the event the ARC determines the decorations and/or lighting are:

1. Excessive in number, size or brightness;
2. Draw excessive traffic;
3. Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent lots; or
4. Cause a dangerous condition to exist, the Homeowner must remove the decorations or lighting within 48 hours after receiving written Notice from the Association.

Permanent exterior LED lights encased in aluminum and painted to match the adjacent fascia materials can be approved by the ARC. Lights should be placed on the sections of the home that face the street. Lights may be approved on other parts of the home if their placement/orientation does not illuminate a neighboring residence. The color and patterns shall conform to previously described holiday timeframes. All non-holiday time frames shall employ only a fixed color of low intensity. No color, other than white shall be used during non-holiday timeframes.

## **Hot Tubs, Spas**

Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck, or patio to which it is attached or most closely related. All hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the Architectural Review Board.

## **Irrigation Systems**

Automatically controlled irrigation systems are mandatory and will be required to include the following conservation features:

- Rain and/or moisture sensors.
- Backflow prevention devices installed in accordance with applicable governmental codes and regulations.
- Zoning of irrigation system based on plant water requirements with irrigation zones for turf grass and landscape beds separated.
- Minimization of overspray onto house structure, sidewalks, driveways, or hardscape structures.
- Utilization of low volume irrigation practices.
- High-volume irrigation should not irrigate more than 60% of the total landscaped area with micro-irrigation utilized in plant and shrub beds.

All Landscape beds and grass within the front yard of each homesite shall be irrigated. The required irrigation system must be installed in accordance with Pasco County rules and regulations.



Reuse irrigation water will be provided at each lot corner by Pasco County Utilities. Individual wells are prohibited. System must be kept in good working order at all times to prevent dead or otherwise unsightly landscaping.

Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.

### **Landscaping**

All major landscape installations or changes must be approved in advance by the Architectural Review Board. A landscape plan must be submitted for all home sites and design of the landscaping will be considered as a part of the architectural design process. Landscape plans shall show the location of all proposed plant materials and include a plant legend comprised of the plant species, quantities, and sizes at the time of planting. Landscape designs must contain a variety of plant materials arranged in a manner consistent with the native surrounding landscape. Informal, natural groupings are suitable and encouraged. An approved plant list is attached.

The use of annual flowers should be in good taste. No more than 10 annuals from the approved list can be planted in a flower bed without ARC approval. Annual flowers should be kept in a healthy and manicured condition and should be removed or replaced when their season ends.

Starkey Ranch ARC approved landscape plans shall be installed within 30 days after the completion of construction and before the occupancy of any residential house structure. Approved landscape plans, changes and modifications shall be completed within 90 days of Starkey Ranch ARC application approval date.

Utilization of Xeriscaping practices common to Florida are strongly recommended. Landscape designs are encouraged to meet the qualifications provided by the Florida Water Star program administered by the Southwest Florida Water Management District.

Low water use turf species such as Zoysia and Bahia grasses are encouraged and approved for uses within the Starkey Ranch Community. All front and side yards are required to have Zoysia grass or St. Augustine grass. Bahia grasses are not approved for use within the front or side yards. Optional Bahia grass may be installed from the rear of the house structure to rear property line.

Artificial turf may be used in the rear yard of homes in areas that are fenced in and not otherwise visible from the front street or alleyway. Artificial turf should be a minimum of 2" in length. The removal of existing sod and placement of artificial turf should not alter the established drainage pattern of the yard.

For homes that require front yard trees to be planted overtop of the utility easement in the front yard due to spacing requirements the species of the front yard tree is limited to Red Maple, Fringe Tree, Dahoon Holly, Crape Myrtle, or Chickasaw Plum trees as noted on the approved plant list.

If an owner desires to remove a required front or side yard canopy tree and not replace it with another species of approved canopy tree, then they can apply to the ARC to plant 3 cabbage palms in its place. The cabbage palms should be planted in a cluster when possible and be a minimum of 8' trunk height when planted. Using varying heights of palm trees is encouraged. All replacement trees should be planted as a minimum of 3" DBH caliper trees.

If an owner desires to remove a required front or side accent tree, any approved canopy or accent tree can be used in its place. This includes approved palm trees.

Sylvester, Robellini and Chinese Fan palms are considered accent trees and are not eligible to replace a canopy tree. When placed in the front yard as an accent tree, Sylvester and Chinese Fan

palms have a minimum trunk height requirement of 8’.

If a street tree needs to be removed due to disease or damage, it must be replaced with the same species of tree to maintain the community master landscape plan.

Minimum Landscape Requirements for single family detached residential lots are as follows, all tree and plant material should meet the grading standards of the Florida #1 grade or better.

1) Landscape Minimum Requirements for interior lots

- a) A minimum of a 5’ wide landscape buffer along the rear lot line. Buffer should be comprised of a mixture of trees and shrubs and or decorative grasses to provide a visual buffer between homes.

2) Landscape Minimum Requirements for corner lots

- a) All corner lots shall have 2 additional side yard canopy trees (4” caliper) placed a minimum of 7’ from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) Corner lots must have a continuous hedge of 3-gallon plants along house structure on the open roadside.

3) Landscape Minimum Requirements for alley loaded lots

- a) A minimum of (1) rear yard landscape or canopy tree placed 10’ from the rear property line.
- b) Corner lots must have a continuous hedge of 3-gallon plants along house structure and driveway to the rear property line on the side open to the view of the public.

4) Landscape Minimum Requirements for 40’ – 45’ lots

- a) Minimum One (1) front yard landscape tree (4” caliper) placed a minimum of 5’ from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) At least 30 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
- c) Two front yard accent plants of 65 gallon (3” caliper) or multi trunk.

5) Landscape Minimum Requirements for 50’ – 55’ lots

- a) Minimum One (1) front yard landscape tree (4” caliper) placed a minimum of 5’ from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) At least 36 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
- c) Two front yard accent plants of 65 gallon (3” caliper) or multi trunk.

- d) All front yard trees cannot be approved palms.
- 6) Landscape Minimum Requirements for 60' – 65' lots
  - a) Minimum One (1) front yard canopy tree (4" caliper) placed a minimum of 10' from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
  - b) At least 42 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
  - c) Two front yard accent plants of 65 gallon (3" caliper) or multi trunk.
  - d) All front yard trees cannot be approved palms.
- 7) Landscape Minimum Requirements for lots larger than 70'
  - a) Minimum One (1) front yard canopy tree (4" caliper) placed a minimum of 10' from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
  - b) At least 48 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
  - c) Three front yard accent plants of 65 gallon (3" caliper) or multi trunk.
  - d) All front yard trees cannot be approved palms.

Front yards and rear yards on alleyways are not permitted to be all rock, mulch, stone, etc.

No additional landscaping other than Pasco County required street trees is allowed between the sidewalk and back of curb.

The homeowner is responsible for maintaining the lawn and plantings areas from the back of the curb to the sidewalk as well as the entire landscape areas within the property lines.

Not more than five (5) decorative landscape pots equal to or less than 20 inches tall and 20 inches in diameter are permitted and must be earth tone in color. The plant materials in these pots should be seasonal in nature and refreshed with each season. In no case should pots become overgrown or have dead plant materials in them. Pots are not allowed to be partially or fully buried.

One statue or ornament equal to or less than 24 inches in height shall be allowed without approval by the ARC in a landscape bed in the front yard of the home.

### **Borders/Edgers**

- An application is required for the installation of all landscape borders, edging, curbing, or similar structures to be located in front yards or areas visible to others in the community. The use of landscape timbers and railroad ties is prohibited.
- Rocks edging for flower beds are allowed with the following restrictions. The maximum width of rock edging shall be no greater than 6" in width. The type of rock shall be either granite or fieldstone or a type of rock naturally found in the State of Florida. In no case should there be rocks used as mulch inside a planting area that has a landscape border of another material. If rocks are desired to be used in a small bed area to prevent erosion the

total area should not exceed 8 square feet of contiguous area.

- Landscape borders are not permitted on street trees planted between the curb and the sidewalk.
- In most cases the Architectural Review Board will only approve landscape edging that is constructed up to a maximum of 6" above ground level. The border/edges must follow the established landscape pattern. In no circumstance should a landscape border simply be a brick or piece of concrete set or placed on the edge of a landscape bed. Borders should form a contiguous and interlocking system that works to hold the mulch of the landscape bed in place. When possible, landscape edging should have a portion of the system buried as well as a portion of the system visible.
- Landscape borders shall be of one color and one style throughout the lot.

Plant beds and trees visible from the street will be mulched with pine bark or pine straw. Material shall be of a single-color scheme and type throughout the landscaping for the lot.

Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.

### **Landscape Maintenance**

Landscape maintenance on all residential lots are strongly encouraged to use integrated pest management (IPM) to minimize exposure of storm water run-off. For specific requirements for IPM consult a local landscape maintenance professional, United States EPA or the University of Florida Extension Services.

### **Mailboxes and Address Markers**

Builder shall be responsible for providing each single-family detached house constructed with a standard mailbox receptacle. The standard mailbox receptacle for the community will be a cluster box unit. Developer shall provide the Builder with design and specifications of approved types. Any change to a mailbox receptacle requires the ARC approval.

The address number must be clearly indicated on the front of the house. ARC shall provide Builder with design and specifications of approved address number types.

### **Model Homes**

The CC&R allow the Declarant to create and allow certain Lots and areas within the Community to be used for the non-residential purpose of creating sales offices and model homes ("Model Homes"). This exception is for the benefit of the Homebuilders, allowing the Homebuilders an opportunity to showcase their Model Homes to potential purchasers as well as maintain a sales office within the Community. The Declarant's goal is to contain the Model Homes to certain areas of the Community to maintain continuity and minimize disruption to the Community. The Model Homes are not constructed to conform to the requirements of the CC&R or the Design Guidelines, and require certain alterations thereto, such as but not limited to requirements regarding the construction of garages and/or driveways. **NO MODEL HOME MAY BE CONVEYED TO AN OWNER WITHOUT COMPLYING WITH ALL RESTRICTIONS SET FORTH IN THE MASTER RESTRICTIONS, INCLUDING THE DESIGN GUIDELINES TO INCLUDE BUT NOT LIMITED TO GARAGE DOORS AND DRIVEWAYS.** Once a Model Home is no longer intended to be used for such non-residential purpose, any improvements or alterations to such

Model Home to bring it into conformance with residential uses **MUST BE APPROVED** by the Starkey Ranch ARC in writing prior to the commencement of such improvements or alterations.

In an effort to maintain continuity and minimize disruption to the Community, the Starkey Ranch ARC **DOES NOT INTEND TO APPROVE** any plans for improvements or alterations to any Model Home until the earlier of the following to occur (i) the Homebuilder seeking to improve or alter their Model Home has conveyed at least eighty percent 80% of the Lots owned by such Homebuilder to Owners other than another Homebuilder or Declarant (ii) Homebuilder has received a permit to construct an additional or replacement model home or (iii) Builder has obtained Declarant's approval, not to be unreasonably withheld, conditioned or delayed.

Builders shall apply for ARC approval for all model signage. All signage should coordinate with the master signage plan approved for Starkey Ranch by Pasco County. Only the following elements will be considered by the ARC:

1. Model / Sales Center sign no larger than 84 inches wide and 36 inches tall and earth tone in color.
2. One flag pole no taller than 20 feet in height displaying the American flag and the flag of the builder.
3. One 18 inch by 24 inch sign at each model, designating the house as a model.
4. One after hours information station / builder sign no larger than 4 square feet in total size.
5. All model parking lots are to be designed and permitted with a minimum 10' landscape buffer comprised of materials similar to those planted in common areas of the community.
6. One sandwich board to be placed on the sidewalk near the model home during regular business hours.

At no time should builders place flutter flags, or temporary signage in the common areas or rights of ways inside the community or employ temporary employees to hold signs directing traffic to the community. All "special" sales events must be coordinated and approved by the developer.

### **Outdoor Kitchens, Barbeque Grills**

Permanent construction of outdoor kitchens or barbeques grills shall only be constructed in rear yards and must have Starkey Ranch ARC approval before construction commences. The exterior finish of all outdoor kitchens must match the finish of the home.

Freestanding barbecue grills are permitted only if they are stored and used in a location that is not visible from the front or side street.

### **Porches**

Porches are an important detail of the Starkey Ranch Community and are strongly recommended and encouraged. Porch style and colors shall be consistent with the house's design detailing. Houses with garages located on front loading houses must have a front porch.

### **Patios**

All patio construction requires ARC approval. Patios must be located in the rear yard behind the house. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar

material should be used. Size of patios should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.

### **Recreation and Play Equipment**

Permanent Basketball backboards installed within front or rear yards adjacent to driveways must be approved by the ARC. Backboards may not be affixed to the home. Clear Plexiglas backboards are encouraged. At all times, the pole, backboard, hoop, and net must be maintained appropriately and kept in good repair. Poles are painted a solid earth tone or black. No court markings shall be painted, drawn, or otherwise affixed to the driveway playing surface. Permanent basketball backboards are not allowed to be constructed adjacent to or in alleys. Temporary basketball backboards are allowed as long as they are removed and stored daily. Only 1 permanent basketball hoop is allowed per lot.

Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure must be located in the rear yard. Examples include sandboxes, playhouses, swing sets, trampolines, etc. Athletic equipment such as Basketball backboards, batting apparatuses, soccer goals, fitness equipment, etc. are allowed in rear yards without ARC approval if properly screened from front and side streets.

Tennis Courts are not allowed on individual residential lots.

### **Real Estate Signs**

Only one post sign advertising a property for sale or rent may be displayed on a lot. Such signs must not exceed one (1) discreet, professionally prepared "For Sale" sign of not more than three (3) square feet. Sign may only be placed in the front yard of the home. Flyer boxes are not permitted to be added to the sign post. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.

### **Roofs**

With the exception of Estate Home Sections & Homestead Park Neighborhood, unless a waiver has been granted, asphalt shingles are the community standard roofing material and the color and texture shall be consistent with the house design and detailing. Shingles shall be at least 25 year Architectural Grade Asphalt Shingles. Colors other than black, gray, or brown must be submitted to the ARC for review and approval prior to beginning construction.

Other roof types may be considered on a case by case basis and shall be submitted to ARC for review and approval before beginning construction

Roofs shall have a minimum roof slope of 6/12. Flat roofing is not acceptable except in only minor areas with approval. All connecting roofs, i.e., garage to main structure or freestanding garage, etc. shall have a roof with material similar to that of the main structure.

Detached garages must have roof type identical to main house.

Insulated aluminum panel roofs are allowed if built in conjunction with a larger screen enclosure. These roof systems are limited in width to match the width of the existing porch and in no case should they extend beyond the corner of the home. These roof systems are also limited in depth to extend no more than 6' from the rear of the existing home.

## **Sidewalks and Pathways**

Sidewalks and pathways require Architectural Review Board approval. They should be installed flush to the ground. Only concrete or brick pavers material are allowed. The scale, location, design, and color should be compatible with the lot, home, and surroundings. Sidewalks may not be painted.

Rear Entry Homes in Monroe Commons and Stancil Park that have garages that are detached may submit an application to build a 3' sidewalk from the driveway to the back patio. The sidewalk should be located 6" from edge of garage. This will preserve 1.5' of drainage area between the sidewalk and property line.

Outside of Monroe Commons and Stancil Park, walkways and/or pathways on side yards are not allowed.

Stepping stones may be permitted as an alternative to sidewalks and pathways but require Architecture Review Board approval. Stepping stones should adhere to a maximum size of 16" x 24" and should be positioned with a stride's width of separation between them.

## **Solar Panels**

Solar panels and solar collectors are permitted and require Starkey Ranch ARC approval before construction commences. Panels should not be placed on the street facing side of the home unless the front of the home faces within 45 degrees of due south. All other roof surfaces should be utilized to achieve optimal output.

## **Storm Shutters**

No Hurricane shutters or similar protective covering for the windows and glass doors of a residence on a Lot may be installed without Starkey Ranch ARC approval. If approved, mounting brackets must be discrete and may be permanently installed on the home; however, shutters may only be affixed to the house when a tropical storm is predicted to impact the community or immediate area. Shutters must be removed and stored within 72 hours after winds have subsided if feasible.

## **Structure Style and Materials**

The Starkey Ranch ARC encourages the use of a variety of materials, which can add textural richness to the structure. The principal facades of homes must exhibit a variety of architectural details, including with limitation, window banding, wainscot, variable porch designs and columns, color schemes and rooflines. The goal is to have houses constructed with materials that are compatible with the general color and texture of the surrounding landscape.

Solid masonry block or wood frame structures are acceptable construction methods for both single and two story homes.

Smooth stucco, hardi plank or similar materials, brick, stone, and cultured stone are acceptable exterior materials. With the exception of Estate Home Sections, textured or trowel finished stucco is not permitted. If stucco is the main exterior finish, each single family home or townhome unit is strongly encouraged to have two additional exterior finishes to provide architectural character to the home. i.e., stone, scale, board and baton, or horizontal hardi board siding. At a minimum banding with alternate trim colors must be provided. For every nine elevations approved, builders will be limited to a maximum of 1 basic "A" elevation with smooth stucco finish and banding only.

Builders are encouraged to utilize the same exterior finish materials on all sides of each home so as to create a uniform appearance from multiple angles.

All windows shall have a minimum architectural treatment of raised stucco bands and must be approved by ARC. Shutters that are proportional to window size should be utilized whenever possible.

All other exterior accents should appear to be authentic and functional. Items that are ornamental in nature will not be permitted.

### **Swimming Pools**

Temporary or above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. They must be approved by the Architectural Review Board. All exposed turndown foundations shall have a finish texture and color matching the exterior of the home.

All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with all jurisdictional codes. Screen pool enclosures and security fencing must have ARC approval. Screens shall be bronze or black only.

Pools shall be constructed in accordance with all applicable governing agency codes and regulations.

Pool equipment shall be enclosed by landscaping, or a structural screening element constructed of the same materials as the principal residence or screened with landscape. Pool equipment may not be placed at the rear corner of a home in such a way that it would prevent the future installation of a fence that must abut the rear corner of the home.

At the completion of pool construction, homeowner must ensure all damage to homeowner property, adjacent home, sidewalks, landscaping, CDD property; including fencing, concrete or asphalt walkways and roadways are restored to their original condition.

### **Security**

Neither the Declarant, the Association, nor the Starkey Ranch ARC will be responsible for the security of individual residential lots within the Starkey Ranch community. If theft, vandalism, or criminal activities occur, the home/lot owner should first contact the Pasco County Sheriff's Department and then notify a representative of the Starkey Ranch POA or CDD.

### **Tree Removal**

Living trees may not be removed without the prior approval of the Starkey Ranch ARC. Exceptions to this are trees that pose an imminent hazard to persons or property. Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal. Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump should be ground down. In the event a hazard tree is removed, a suitable replacement shall be planted, at homeowner expense, in the same location. See "Landscaping" section of this document for specific tree requirements.

Trees that are removed to accommodate the residence or lot modifications (i.e., pool installation, fence installation, etc.) must be relocated to another location within the lot.



## **Trash Containers**

All trash containers must be stored out of view of the front street & alleyways on non-collection days.

If a homeowner desires to build an enclosure or “pad” for the outdoor storage of their garbage can, it must be set back a minimum of 10’ from the corner of the home. A 4’ tall tan PVC fence section or a 4’ tall painted wood fence section may be used to form the base enclosure, otherwise the “pad” should be screened with approved shrubs. Outside of the fence panel landscaping must be planted to buffer view of any fencing materials and trash can from the street. Walkways from the constructed trash can pad are not allowed.

## **Vegetable Gardens**

Vegetable Gardens of a seasonal and temporary nature may be planted in the rear of a home without ARC approval if they are not visible from the front or side street and or an alleyway. The size of these temporary gardens is restricted to 100 square feet. Non-approved trees are not permitted in these temporary gardens. Larger gardens or gardens that are visible from a street on an alley will be considered by the ARC on a case by case basis. If a garden becomes overgrown or unattended the homeowner will be required to take immediate action to remove the garden and restore grass or shrubs in the area.

## **Walls, Retaining Walls**

The design and placement of permanent wall or retaining wall structures must be approved in advance by the Starkey Ranch ARC.

## **Maintenance**

Residents are responsible for maintaining the exterior appearance of their house, landscape and other improvements in good order and repair. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling paint on houses
- Damaged or dented mailboxes, garage doors
- Fences and gates with leaning, broken, deteriorating or missing parts
- Recreation equipment or playhouses with broken doors or in need of painting or other repairs
- Decks with missing or broken railing or parts
- Unkempt lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying, or dead plants.
- Missing shutters, shingles, windowpanes or storm window parts, house numbers, bricks, siding, etc.
- Storage of play items, yard equipment and other clutter in front or rear yards
- Mold/mildew on exterior walls, fascia, sidewalks, driveways, and garage doors.

The exteriors of all structures, including, without limitation, walls, doors, windows, roofs, and porticos, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than twelve (12) months after the

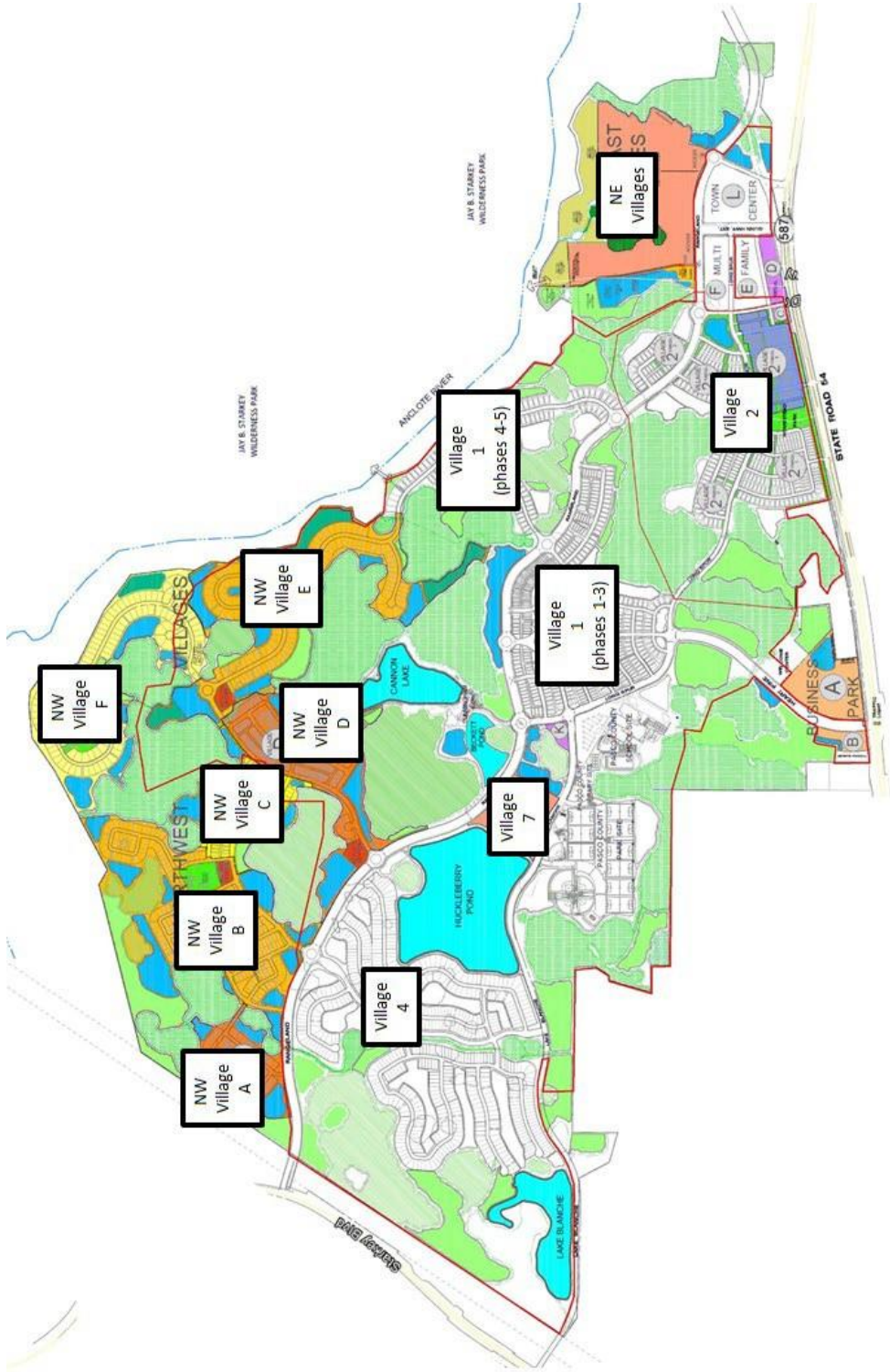
commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. If not properly maintained and/or is deemed as a safety hazard, the Starkey Ranch ARC may make necessary repairs and bill the home/lot owner.

### **Grandfather Clause**

Any change made to a homeowner's property, which has been approved by the Starkey Ranch ARC and is properly documented prior to the adoption of the above guidelines, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder are automatically grandfathered. These modifications will be considered acceptable under this clause.

# **EXHIBITS**

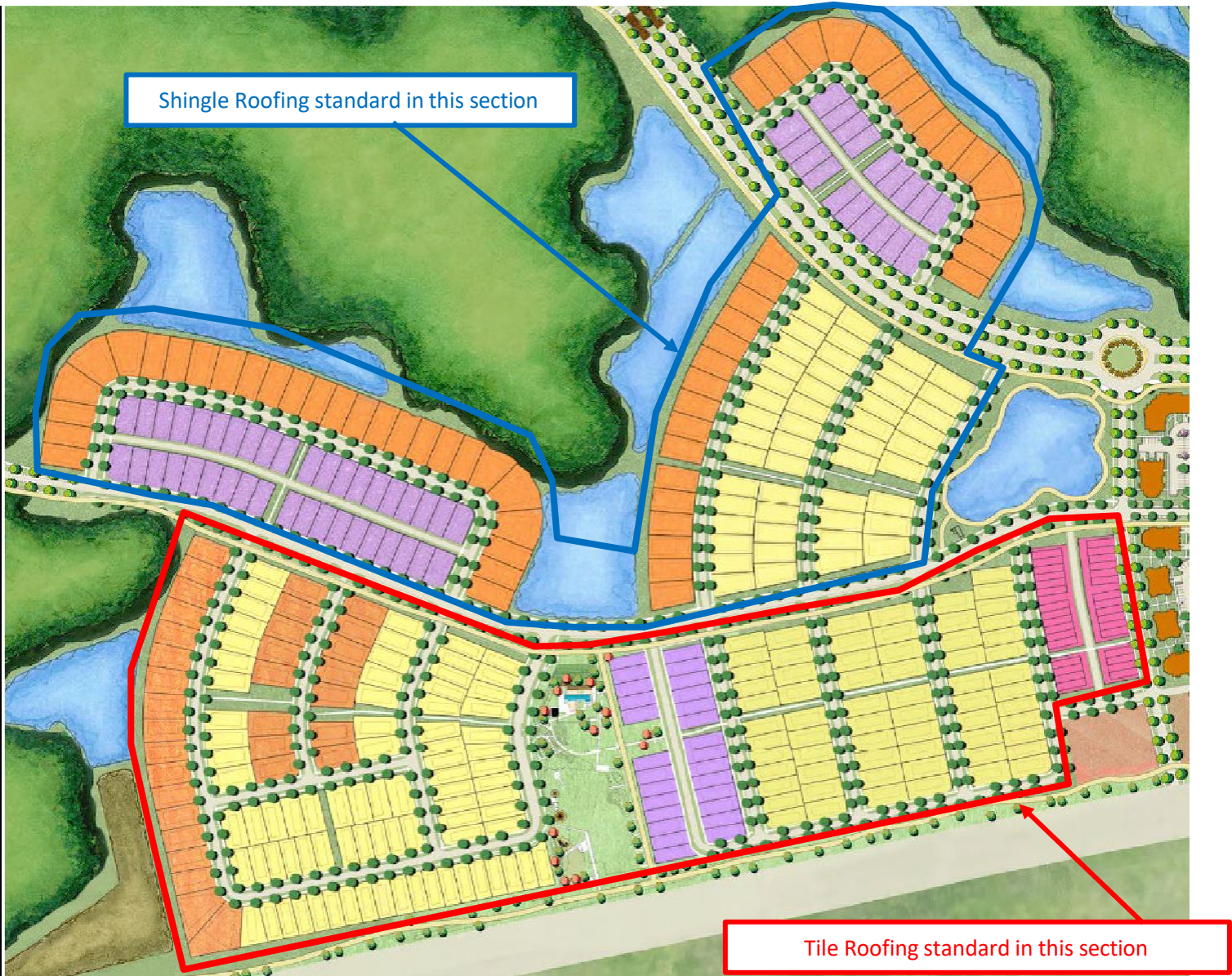
**Community Section Designation – Overall Site Plan**







**Community Section Designation – Village 2**



## Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities within the Community. Periodic inspections by an authorized representative of the Starkey Ranch Developer or POA may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied within 48 hours, fines may be levied against the Owner of the lot.

**THERE ARE IMPORTANT MANDATORY EPA STORMWATER EROSION CONTROL REGULATION REQUIREMENTS GOVERNING THE STARKEY RANCH PROJECT WHICH MUST BE FOLLOWED BY EACH LOT OWNER. A COPY OF SAME MAY BE OBTAINED BY CONTACTING THE HOMEOWNERS ASSOCIATION. IT IS THE RESPONSIBILITY OF THE LOT/HOMEOWNER TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES PRIOR TO THE START OF ANY/ALL APPROVED CONSTRUCTION ACTIVITY.**

### **Construction Hours**

All approved Construction activities may take place only during the following hours: Monday through Saturday from 7:00 a.m. until 7:00 p.m., and on Sundays from 9:00 a.m. until 5:00 p.m.

There shall be no construction on the following holidays: New Year's Day, Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, or Christmas Day.

### **Noise**

The use of radios, tapes and CD players must be restrained so as not to be heard **on** an adjoining lot or street.

### **Material and Equipment Storage**

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk.

Owners and builders may not disturb, damage, or trespass on adjacent property.

### **Site Cleanliness**

During the construction period, each construction site shall be kept neat and shall be properly policed. Homeowners and builders shall provide a container for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely basis.

Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. In the event of a heavy wind the Builder / Homeowner is responsible to pick up all debris blown into the community within 48 hours.

The dumping, burying, or burning of trash is not permitted anywhere within the Community.

When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Any/all damages and associated costs to other lots, Pasco County ROW and/or POA common area will be charged to the Responsible party or Lot/Homeowner performing the construction activity.

Mud, dirt, and other construction debris tracked off site from the designated approved construction site is the responsibility of the Builder / Homeowner and must be cleaned on a daily basis.



## Plan Submittals

### **Post-Closing Alterations and Additions Submittals**

All post-closing alterations and additions to residential homes within the Starkey Ranch Community must submit the following application for review and receive approval from the Starkey Ranch ARC prior to beginning any construction.

The following are the items and information required for a complete submittal for alterations and additions to an existing home within Starkey Ranch:

1. Scaled Site Plan of the lot that depicts the requested changes in detail.
2. Detailed construction drawings to scale, including a full view of the additions, with elevations, as it will look attached to the existing structure.
3. Photographs of the existing condition before the proposed change
4. Location of house showing all property lines, easements, setbacks and restriction lines, drives, walls, roof plan, service courts, pools, patios, drainage plan, utilities and roadways
5. Existing Grades elevations including Finish Floor
6. Location of all existing Landscaping including trees
7. Samples of colors and materials.

List of changes, alterations or additions includes, but is certainly not limited to the following:

- Attached or Detached Garages
- Any additions to an existing dwelling
- Awnings
- Decks/Front or side Entrance porches
- Dog Houses
- Exterior Color changes
- Fencing
- Landscaping projects
- Patios
- Retaining walls
- Screened Porches
- Storage Sheds
- Satellite Dish

Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact. Applicants should consult with neighbors while making plans. The design must be compatible in scale, massing, character, materials, and color with the

original house. New windows and doors should match and be located to relate well with existing windows and doors. If possible, the roof pitch should match the original roof. If possible, the location on the addition should not have an adverse impact on neighboring properties or impair the view of neighbors. Changes in grad or drainage must not adversely affect adjacent property. Additions should be located to minimize removal of trees and the destruction of natural areas. The ARC may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.

### **Pre – Closing Builder Submittals**

All new residential home construction within the Starkey Ranch Community must submit the following application for review and receive approval from the Starkey Ranch ARC prior to beginning any construction.

- Site Plan
- Floor Plans
- Elevations
- Roof style and type
- Landscape Plans
- Driveway design and materials
- Garage Doors samples or photographs
- Roof peak height above the foundation  
Exterior materials- "walls, roof, chimney  
Window specifications
- Chimney cap materials/design
- Heated/air-conditioned square footage of each floor and the total heated/air-conditioned square footage.
- Samples or color photographs to reflect colors and patterns, trim colors, roof materials and colors, and window styles, exterior window treatment materials and colors. Each sample shall be appropriately labeled with name and/or style number so that the sample board can be referenced for all homes.

**STARKEY RANCH  
Approved Plant List**

<b>TREES</b>		
Botanical Name	Common Name	(S)treet or Canopy Tree (L)andscape or Accent Tree
<i>Acer rubrum</i> "Florida Flame"	Florida Flame Red Maple	S
<i>Chionanthus virginicus</i> *	Fringe Tree	L
<i>Elaeocarpus decipiens</i>	Japanese Blueberry	L
<i>Gordonia lasianthus</i>	Loblolly Bay	S
<i>Ilex x attenuata</i>	Eagleston Holly	S
<i>Ilex cassine</i>	Dahoon Holly	S
<i>Ilex opaca</i>	American Holly	S
<i>Juniperus virginiana</i> var. <i>silicicola</i>	Southern Red Cedar	L
<i>Ligustrum japonicum</i>	Ligustrum	L
<i>Liquidambar styraciflua</i>	Sweet Gum	L

<i>Livistona chinensis</i>	Chinese Fan Palm	L
<i>Magnolia grandiflora</i>	Southern Magnolia	L
<i>Magnolia grandiflora</i> 'D.D. Blanchard'	D.D. Blanchard Magnolia	S
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	S
<i>Magnolia virginiana</i>	Sweet Bay	L
<i>Magnolia virginiana</i> 'Moonglow'	Moonglow Sweet Bay	L
<i>Nyssa sylvatica</i>	Black Gum	L
<i>Osmanthus americanus</i>	Wild Olive	L
<i>Persea borbonia</i>	Red Bay	L
<i>Phoenix roebelenii</i>	Robellini Palm	L
<i>Phoenix sylvestris</i>	Sylvester Palm (8' minimum trunk height in front or side yard)	L
<i>Pinus ellottii</i>	Slash Pine	L
<i>Pinus palustris</i>	Long Leaf Pine	L
<i>Pinus taeda</i>	Loblolly Pine	L

Platanus Occidentalis	Sycamore	S
Prunus angustifolia	Chickasaw Plum	S
Quercus laevis*	Turkey Oak	L
Quercus michauxii	Swamp Chestnut Oak	S
Quercus mytifolia*	Myrtle Oak	L
Quercus nigra*	Water Oak	S
Quercus shumardii	Shumard Oak	S
Quercus virginiana	Live Oak	S
Sabal Palmetto	Cabbage Palm	S
Taxodium ascendens	Pond Cypress	L
Taxodium distichum	Bald Cypress	L
Ulmus alata	Winged Elm	S
Ulmus parvifolia	Allee Elm	S
Lagerstroemia indica	Crape Myrtle	L
* = Drought Tolerant		

<b>SHRUBS</b>	
<u>Botanical Name</u>	<u>Common Name</u>
Callicarpa americana	American Beauty Berry
Calycanthus floridus	Carolina Allspice
Cephalanthus occidentalis	Buttonbush
Clethera alnifolia	Summer Sweet Clethera
Codiaeum variegatum 'Gold Dust'	Gold Dust Croton
Codiaeum variegatum 'Mammy'	Mammy Croton
Codiaeum variegatum 'Petra'	Petra Croton
Gardenia Jasminoides	Gardenia
Hibiscus Dwarf	Dwarf Hibiscus
Hypericum cumulicola	Scrub St. John's Wort
Ilex glabra 'Shamrock'*	Shamrock Holly
Ilex glabra*	Ink Berry
Ilex opaca 'Green Leaf'	American Holly
Ilex vomitoria 'Pendula'*	Weeping Yaupon Holly

<i>Ilex vomitoria</i> 'Stokes Dwarf'	Dwarf Yaupon Holly
<i>Ilex vomitoria</i> "Nana"	Dwarf Yaupon Holly
<i>Illicium parviflorum</i>	Anise
<i>Itea virginica</i>	Virginia Sweetspire
<i>Ixora coccinea</i>	Ixora
<i>Loropetalum chinense</i> 'Shang-Red'	Red Diamond Loropetalum
<i>Loropetalum chinense</i> 'Shang-hi'	Purple Diamond Loropetalum
<i>Myrica cerifera</i>	Wax Myrtle
<i>Myricanthes fragrans</i> *	Simpson's Stopper
<i>Prunus caroliniana</i> 'Bright n Tight'	Carolina Laurel
<i>Rhododendron canescens</i>	Wild Azalea
<i>Rhododendron</i> 'Duc de Rohan'	Duc de Rohan Azalea
<i>Rhododendron</i> 'Fashion'	Fashion Azalea
<i>Rhododendron</i> 'Formosa'	Formosa Azalea
<i>Rhododendron</i> 'G.G. Gerbing'	G.G. Gerbing Azalea

Rhododendron ‘George L. Tabor’	George L. Tabor Azalea
Rhododendron ‘Red Ruffle’	Red Ruffle Azalea
Rhododendron ‘Southern Charm’	Southern Charm Azalea
Serenoa repens ‘Silver Form’*	Silver Saw Palmetto
Serenoa repens*	Saw Palmetto
Schefflera arboricola	Variegated Arboricola
Ligustrum sinense	Sunshine Ligustrum
Viburnum obovatum	Walter’s Viburnum
Viburnum obovatum ‘Withlacochee’	Withlacochee Viburnum
Viburnum obovatum ‘Densa’	Dwarf Walter’s Viburnum
Viburnum obovatum ‘Mrs. Schiller’s Delight’	Dwarf Walter’s Viburnum
Viburnum Odoratissimum	Sweet Viburnum
Zamia Pumila	Coontie
Zamia furfuracea	Cardboard Palm
Chamaerops humilis	European Fan Palm



Crinum asiaticum	Giant Walking Lily
Dianella	Flax Lily
Hamelia patens "Compacta"	Dwarf Firebush
Rhaphiolepis indica	Indian Hawthorn
Ilex cornuta "Burfordii"	Dwarf Burford Holly
Podocarpus macrophylla	Podocarpus
Trachelospermum asiaticum	Asiatic Jasmine "Minima"
Gelsemium sempervirens	Carolina Jasmine
Trachelospermum jasminoides	Confederate Jasmine
Liriope muscari	Liriope "Emerald Goddess"
Lonicera sempervirens	Coral Honeysuckle
Pseudogynoxys chenopodioides	Mexican Flame Vine
Dicentra spectabilis	Bleeding Heart
Mandevilla	Mandevilla
* = Drought Tolerant	

<b>GROUND COVER</b>	
<u>Botanical Name</u>	<u>Common Name</u>
Agapanthoideae	Agapanthus
Asparagus densiflorus	Foxtail Fern
Bulbine frutescens 'Orange'	Orange Stalked Bulbine
Dyschoriste oblongifolia	Oblong Twinflower
Euryops pectinatus	Brush Daisy
Evolvulus glomeratus	Blue Daze
Russelia Equisetiformes	Firecracker
Helianthus debilis*	Dune Sunflower
Iris virginica	Blue Flag Iris
Juniperus davurica 'Parsonii'	Parsons Juniper
Lantana camara 'Gold Mound'*	Lantana
Lantana camara 'Purple'*	Lantana
Lantana Depressa	Lantana
Lantana Involucrata	Lantana
Nephrolepis biserrata 'Macho Fern'	Giant Sword Fern
Nephrolepis exaltata*	Boston Fern
Pachysandra procumbens	Alleghany Pachysandra

Pentas lanceolata	Pentas
Cuphea Hyssopifolia	Purple Cuphea
Tulbaghia violacea	Society Garlic
Arachis glabrata, Benth	Perennial peanut
Dietas vegeta	African Iris

<b>GRASSES</b>	
<u>Botanical Name</u>	<u>Common Name</u>
Muhlenbergia capillaris*	Muhly Grass
Spartina bakeri*	Sand Cordgrass
Tripsacum Dactyloides	Fakahatchee Grass
Tripsacum Floridana*	Florida Gamma Grass
Paspalum notatum	Bahia Grass
Stenotaphrum secundatum	St Augustine Grass
Zoysia japonica	Zoysia Grass (El Toro. Empire)
Pennisetum	Purple or White Fountain Grass
* = Drought Tolerant	