

Architectural Standards

Parsons Pointe

Effective November 30, 2001

The Declaration of Covenants, Conditions and Restrictions for Parsons Pointe establishes procedures for architectural review and approval. This document contains approvals and prohibitions that have been adopted and can be relied upon without further review. Where a requirement for "approval" is indicated, the Declarant or its designee will grant or deny such approval. All improvements must comply with applicable codes, ordinances, laws, setbacks, permitting requirements etc.

Plan Approval:

All plans will be submitted for approval prior to construction. Plans may be submitted for one time or repetitive use. Submittals will be in accordance with procedures established by the Declarant or its designee.

Living Area:

Forty-Foot Lots: (Lots with a width of 40 but less than 50 feet at the front setback)

1. One-story homes will have a minimum of 1000 and a maximum of 1500 square feet of conditioned living area.
2. Two-story homes will have a minimum of 1200 and a maximum of 1700 square feet of conditioned living area.

Fifty and Seventy Foot Lots: (Lots with a width of 50 feet or greater at the front set-back)

1. One-story homes will have a minimum of 1500 square feet of conditioned living area.
2. Two-story homes will have a minimum of 1600 square feet of conditioned living area.

Footprint:

1. Homes constructed on forty-foot lots will have a minimum overall width of 27 feet.
2. Homes constructed on fifty-foot lots will have a minimum overall width of 37 feet.

Garages:

All homes will have a minimum 2 car garage except for the allowance for no more than a total of 23 one car garages to be constructed on the 40 foot lots in accordance with the limitations provided in the purchase agreement for those lots.

Driveways and Walks:

Driveways and walks are to be of gray concrete with broom finish. No paints, stains toppings, textures, inlays or other decorative treatments are to be used on driveway or walk surfaces.

Shingles:

1. Shingles are to be of FHA/VA approved, fungus resistant, 20 year, asphalt/fiberglass composition in a three-tab configuration. Dimensional shingles or heavier three tab

shingles may be used only with prior approval. The use of approved shingles is required on all main structure roof surfaces.

2. Colors for shingles are subject to one time approval. Approved colors will be compiled as a pre-approved list.

Exterior Wall Finish:

Exterior wall finishes may be of cementitious texture, stucco, siding, brick, stone or other approved materials. Block surfaces require coverage with an approved finish material.

Exterior Colors:

Exterior colors are to be submitted as a complete scheme including base, trim and accent color. Because of the intensity of land use in Parsons Pointe, colors have a significant impact on neighboring homes and the community as a whole. Therefore, in selection of colors, the overall compatibility of all color schemes submitted for approval must be taken into account. Any deviation from approved schemes must be submitted for approval in advance of their use.

Elevations:

Elevations may be submitted for repetitive or one time use. No elevation can be used beside or directly across the street from the same elevation.

Fences:

All fences must conform to a single approved design, material use and finish. All fences must be constructed with the support posts facing inward (toward the home appurtenant to which the fence is constructed).

Porches:

Porches constructed within the main structure shall be shown on the approved plans for the home. Attached porches may be constructed of the same materials as the main home or of approved, pre-finished, fabricated metal components. Designs for attached porches may be approved for one time or repetitive use.

Windows:

All windows and sliding glass doors will feature white framework. Tinted, multi pane insulated and impact resistant glazing is acceptable. Reflective glazing is prohibited. The size and style of windows shall be clearly indicated on the approved plans.

Screens:

Unless otherwise specifically approved, all screen work will be of white pre-finished framework and charcoal screen material. Window and sliding glass door screens shall be of the window and door manufacturers design. Front door screens will be full screen to the outside and sized to fit the door. No screening of front porches or entries is allowed. No screening of garage doors is allowed. Rear porches and pools may be screened in conformity with approved designs.

Window Treatments:

Unless otherwise approved, all window treatments oriented to the street shall be white backed.

Antennas, Radio and TV Receivers:

No mast mounted antenna, dishes, discs, receivers or transmitters are permitted. Any reception or transmission devices shall be no greater than 39 inches in diameter and mounted in the least conspicuous possible location. All such installations require prior approval.

Mailboxes:

Mailboxes will conform to an approved uniform design and color. Approved designs are available for single and double installations.

Clotheslines:

Clotheslines must be located to the rear of the home in an approved location, not visible from the street when in use and designed and constructed to be collapsed or dismantled when not in use.

Pools:

Pools may be located to the rear of the home only. All pools require architectural review and approval. Pool designs may be approved for one time or repetitive use. Above ground pools are prohibited.

Outbuildings:

Out buildings such as tool or equipment sheds, play houses, doghouses or similar structures may be constructed or erected with prior approval subject to the following conditions:

1. They must be located in the rear yard
2. The rear yard must be completely fenced in conformity with the fence standards herein
3. The structure cannot exceed six feet in height at any point
4. The structure cannot exceed 48 square feet of total floor area measured to the outside dimensions.
5. The owner must submit a signed statement verifying that no noxious or hazardous materials other than normal household and yard maintenance products will be used or stored in the structure.
6. The structure cannot be used for habitation.
7. The structure shall be of similar materials and design to the main house or of an approved prefabricated design.
8. All such structures shall comply with applicable setbacks and be properly permitted prior to construction.

Trailers and Portable Storage Containers:

No trailers or portable storage containers shall be kept or stored on any lot except by the builders of the original residential structures in the community. The builders may use such trailers and storage containers as are necessary for the conduct of sales and construction activities. Builders' trailers and storage containers require approval as to type, location, size and appearance.

Basketball Goals and Recreational Equipment:

No basketball goals nor other recreational equipment may be constructed or kept in public view on any lot provided, portable equipment which is stored out of public view when not in use is permitted subject to use limitations described elsewhere.

Landscaping and Sod:

Landscaping shall conform to an approved "typical" plan for repetitive use or a plan approved for one time use. Landscaping requirements include compliance with Hillsborough County and FHA/VA minimum standards including requirements for street and yard trees. Additionally, corner lots require comparable treatment for both street exposures.

Hardscape elements including but not limited to fountains, sculpture, benches, and arbors may not be located in the front yard or where visible from the street

Sod may be of Bahia or St. Augustine varieties. Other ground cover will be subject to approval on a case by case basis.

Parsons Pointe is located on high, reasonably well drained soils. The use of ground cover and ornamental plants that do well in these conditions with limited irrigation is encouraged.

Irrigation:

Automatic irrigation is permitted subject to governmental regulation. The use of efficient, low volume irrigation technology is encouraged. Limitations on the use of water or requirement for the use of reclaimed water at any time in the future will be the responsibility of the owner.

Use Restrictions:

Use restrictions and limitations (parking, vehicles, signs, commercial activities, etc) are detailed in the community documents.

These requirements have been adopted by action of the board at its special meeting held November 27, 2001.

John Greer, President

Jim Reed, Secretary/Treasurer