

RANDOM OAKS

HOMEOWNERS' ASSOCIATION, INC.

ARCHITECTURAL STANDARDS

Introduction

At the time you purchased your property in Random Oaks you became a member of the Association and knowingly entered into a legal, binding, and private contract with the Association. When you purchased your property you expressly agreed to abide by the governing documents of Random Oaks as well as understood that the Architectural Control Committee (ACC) and the Board Of Directors are not only members of the Association, but also have a legal, fiduciary responsibility to enforce the governing documents of Random Oaks Homeowners' Association.

The Architectural Control Committee (ACC) of Random Oaks has developed and voted on the attached standards to be an addition to the deed restrictions already in place as allowed by our community's governing documents. The committee has approved these and believes them to be fair and in the best interests for each of the homeowners in our community. The board, with this in mind, has therefore voted these into effect. This document is not intended to be all encompassing in design or scope.

Homeowner Responsibility

It is the responsibility of each owner, when hiring contractors, to follow all Association laws, and not to take contractors "word" that their modification does, or does not, require Association approval. Contractors have not entered into the same private contract, as owners. Owners must take care to ensure that all contractors perform their approved modification, as written, and that all permits or other Association, county, state, or federal laws are maintained. Owners are strongly encouraged to hire only county and state licensed and insured individuals to perform work on their property.

An ACC change form must be submitted, in duplicate to our property manager, for all changes to your property, as in accordance with the deed restrictions of Random Oaks. **This request and its approval must take place prior to any work being performed on your property.** The homeowner is responsible for complying with all county, state, or federal laws associated with their property. ACC approval indicates compliance with the deed restrictions, signed by all homeowners, and does not indicate compliance with any or all laws. Failure to comply will result in you having to return your property back to its condition, prior to your change, at your expense, as in accordance with our community's governing documents.

Therefore, with the above in mind, the ACC, as defined in the Random Oaks Homeowners Association, Inc.'s governing documents, and with a unanimous vote of approval by the board of directors, hereby set the following community standards:

Your Architectural Control Committee (ACC) and Board of Directors recently reassessed the architectural standards for our community and determined that adjustments allowing for new products and real estate market trends would be beneficial for updating the community and enhancing property values as well as maintaining the architectural harmony of the community.

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This is your updated copy of the criteria by which your Architectural Committee assesses the architectural change requests you submit for approval. You may wish to retain it for reference when considering alterations to your property.

Effective immediately, the following are the standards being applied by the ACC. These standards were set in accordance with the Declaration in the best interest of the community and with community property values as the primary consideration. This is a list of guidelines and it should be understood that final decisions regarding architectural matters rests with the Board of Directors as unique situations arise.

IF YOU HAVE QUESTIONS ABOUT ANY TYPE OF PROPOSED EXTERIOR ALTERATION TO YOUR PROPERTY – ANYTHING THAT CHANGES THE EXTERIOR APPEARANCE OF YOUR HOME OR PROPERTY – YOU SHOULD CONTACT McNEIL MANAGEMENT SERVICES AT (813) 571-7100 FOR GUIDANCE PRIOR TO ACCOMPLISHING ANY ALTERATION.

1. Declaration of Covenants, Article II, Section 12 Outbuildings/Sheds
 - A. SHEDS/OUTBUILDINGS
 1. Sheds are NOT permitted in Random Oaks. Sheds in place since the membership assumed the association from the builder were “grandfathered” but must be removed from a property when it deteriorates, becomes unserviceable or when the home is sold to another owner.
 - B. PLAY HOUSES FOR CHILDREN
 2. Play houses for children are not considered to be outbuildings and shall be considered under the provisions set forth for play equipment below.
2. Declaration of Covenants, Article II, Section 6 & 11 Play Equipment
 - A. PLAY SETS / PLAY HOUSES
 1. Play sets shall be constructed of pressure treated wood.
 2. Wood shall be treated with clear protective coating only.
 3. Play sets shall stand a maximum height of twelve feet (12’), including canopies.
 4. Play sets shall have accessories (i.e. ladders, roofs, etc.) that are dark green in color only
 5. Play sets and play houses shall be placed a minimum of fifteen (15’) feet from any property line.
 6. Play sets and play houses shall only be permitted to be installed behind a fence, screened from view from the street.
 7. Play houses for children shall be constructed of pressure treated wood or plastic.
 8. Play sets and play houses must be maintained in good repair and kept clean of accumulations of dirt, mold and algae. Repair or removal will be required of any units found to be in a state of disrepair.
 - B. SPORTS GOALS (i.e. basketball, soccer, etc):
 1. Goals shall be portable and properly weighted in accordance with manufacturer instructions (cannot be weighted externally with objects such as concrete block, brick, bags of sand, etc.)
 2. Permanent goals shall NOT be permitted.
 3. Goals shall be stored at least halfway between the sidewalk and the house facing the driveway, not the street, when not in use.

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4. Goal elements (i.e. backboards, nets, poles, etc.) shall be maintained in good repair or replaced so as to present a neat, well-kept appearance.
3. Declaration of Covenants: Article II, Section 8 Appurtenances
 - A. AERIALS & SATELLITE DISHES:
 1. Aerials such as television antennae, CB radio antennae, etc, are NOT permitted.
 2. Satellite dishes shall be placed at the rear of dwelling to the most reasonable extent possible to prevent view from the street.
 2. Satellite dishes shall not exceed 18" (eighteen inches) in diameter.
 - B. CLOTHESLINES
No clothesline shall be installed on any lot that is visible from the street or neighboring lots.
 - C. SWIMMING POOLS & SCREENED ENCLOSURES:
 1. No above-ground pools are permitted.
 2. Screened enclosures shall be constructed of either white or bronze aluminum
 3. Hot tubs/spas/Jacuzzis must be enclosed in an approved screened or fenced area.
 4. Entryways maybe screened, but will only be permitted if they are designed to screen an existing entry area. No additional supports may be added to enlarge the entryway or create a front porch-type area.
 5. Screening of garage doors is not permitted.
 6. All pool and screening requests must include a reasonable date of completion provided by the contractor.
4. Declaration of Covenants: Article II, Section 9 Storage of Automobiles, Boats & Other Vehicles
 - A. PARKING
 1. Vehicles may not be parked on the grass on any lot or area of common property.
 2. Vehicles may not be parked in such a manner as to block the sidewalk or impede the normal flow of traffic.
 3. Inoperable vehicles, including vehicles rendered inoperable due to lack of valid and current registration/license may be stored in view. Such vehicles must be stored in the garage or other arrangements must be made for storage.
 4. Recreational vehicles, commercial vehicles/machinery/equipment, boats, marine craft, hovercraft, aircraft, trailers, RVs, limousines, tractor trailers and/or cabs, etc. are not to be parked or stored in view at any time within the properties.
 - B. VEHICLE MAINTENANCE
 1. No vehicle maintenance may be performed in view.
5. Declaration of Covenants, Article II Section 10, Maintenance
 - A. PAINT
Architectural approval is required prior to painting of any exterior surface of the home. Homes must be painted in accordance with an approved three-color paint scheme selected from the paint color palette on file at the time of the change request. The palette may be viewed at the management company during its regular business hours or online at www.randomoakshoa.com.
 - B. CONCRETE SURFACES: (i.e. driveways, sidewalks, walkways, entryways, and concrete where driveway meets the street)
 1. Concrete surfaces shall be weed free.
 2. Concrete surfaces shall be, to a reasonable standard, routinely cleaned and/or maintained to avoid excessive oil, rust, and/or mold staining.

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3. Concrete surfaces shall be, to a reasonable standard, routinely maintained to avoid and or/repair excessive cracking, pitting, or missing pieces. Concrete repair, resurfacing or staining must be approved by the architectural committee. Only the concrete stain colors listed on the approved color palette will be considered.

C. LAWNS:

1. Lawns shall be routinely mowed, edged, and trimmed/weed-eaten around the perimeter of the home so as to maintain a well-kept appearance. Grass clippings and other yard waste should be cleaned up each time lawn/landscape maintenance tasks are performed.
2. Dead or bare patches of sod shall be replaced as needed to maintain a well-kept appearance.
3. Expansion joints/cracks in driveways, sidewalks, entry walkways shall be free of weeds, including along the street line.
4. Xeriscape is NOT permitted. However, Florida-Friendly Landscaping (FFL) is permitted if the FFL directions are followed and the required architectural committee approval obtained prior to installation. Please review and adhere to all landscaping standards, the governing documents of the Association, AND the FFL standards, outlined in the FFL standards (*attached*).
5. Artificial forms of grass are NOT permitted.

D. SHRUBS, TREES, LANDSCAPE BEDS:

1. Shrubs and trees shall be routinely trimmed to maintain a well-kept appearance.
2. Trees that overhang the sidewalk shall have canopies trimmed to a minimum height of eight feet (8') to allow for unobstructed use of the sidewalk by pedestrians.
3. Trees that overhang the street shall have canopies trimmed to a minimum height of twelve feet (12') to allow for unobstructed use of the street by vehicles.
4. Dead shrubs and trees shall be removed in a timely manner. Hillsborough County requires owners to apply for permit to remove any tree that measures over 5" in diameter at breast height. The application can be obtained from the county website or from management. Plants beds shall contain appropriate types and numbers of plants, be kept weed-free, adequately mulched and plants trimmed, removed, or replaced as required to maintain a well-kept appearance.
5. Mulch may be wood chips or stone. Installation of such materials requires architectural committee approval.
6. Visible landscaping borders shall be of solid concrete, decorative concrete block, or natural colored retention block. Any addition of landscape blocks, concrete curbing or other border materials requires architectural committee approval.
 - a. Vines and other foliage are not permitted to grow on home. Plant trellises and arbor structures require architectural committee approval.

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## LAWN/LANDSCAPE TERMS

**Landscaping** consists of all plant matter (bushes, trees, shrubs, grass, etc.) as well as mulch, bedding, and objects located outside the physical dwelling.

**The front yards** are defined as the area between the sidewalk and the front wall of the dwelling and to the left and right of your property line. This excludes the front utility easement

**The front utility easement** is defined as the area between your sidewalk and the street to the left and right of your property line and further defined on your lot survey.

**The side yards** are defined as the areas behind the front dwelling wall to the rear most portion of your dwelling and to the left or right of your property line.

**The rear yards** are defined as the area from the rear most portion of your dwelling to the rear of your property and to the left and right of your property line. There may be other easements on your property and you should consult your lot survey to determine where the locations of these easements are located. It is each owner's responsibility to abide by all easements on their respective properties.

**Bedding areas** are considered any area, not defined above, and bordered by approved material. Bedding areas surround plants, trees, or other areas as approved by the A.C.C. Bedding areas, located in the front yards (not to be confused or counted with the front utility easement) are encouraged to be expanded beyond that which the builder originally installed and to be landscaped as Florida friendly (FFL – defined below). All expansion details must be submitted to the ACC for approval, prior to performing the expansion. The ACC request must include a lot survey and a detailed drawing of your intended bedding area expansion. Bedding and/or grass/lawn areas, in the rear yards, have no size restrictions. The front utility easement must remain approved lawn grass. Bedding areas surrounding trees and/or mailboxes will be permitted.

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6. Declaration of Covenants: Article II Sections 11 & 14 Fences

A. FENCES

1. Fences shall be constructed of either natural colored pressure-treated wood, white PVC or approved recycled plastic fencing.
2. Wood fencing may be treated with clear protective coating only. Painting of fences is not permitted.
3. Fences shall be installed so that the posts shall be placed on the inside of the fence and the side of fencing panels without any supports shall face out from the lot.
4. All fences shall be maintained in good repair, routinely cleaned, and at all times be maintained so there is no mold, dirt, or other distracting matter on the fence or posts. (See Article II, Section 10 -- Maintenance).
5. Fences shall be six feet (6') in height.
6. Fences on water-view lots shall have six-foot (6') high panels extending from the house to the property line. Sections of fence running from the front to the rear of the lot shall consist of one panel (at least 8' in width) of six-foot (6') high fencing. Subsequent panels to the rear of the lot and across the entire rear line of the lot shall be four-feet (4') in height.
7. No free-standing fence will be approved. Fence panels must attach to the dwelling and to other fence paneling around the entire perimeter of the back yard.

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B. OTHER ITEMS not specifically addressed in the documents, but standards set in accordance with Article III, Section 6 -- Rules and Regulations:

6. Three-color exterior home painting schemes shall be considered as follows based on the approved color palette:
 - a. Base (body) of home
 - b. Trim/Accent areas
 - c. Front Door shall match either the base (body) of the home, the trim/accent areas or may be a third color as approved by the architectural committee
 - d. Garage doors shall be painted either the same color as the base (body) of the home or the same color as the trim/accent areas of the home as approved by the architectural committee.
 - e. When selecting a color scheme, owners may NOT select a scheme already in existence adjacent to either side of the home or immediately across the street.
7. Garage doors shall be solid or have glass inserts as approved by the architectural committee. Once approved by the architectural committee, Hillsborough County and the insurance industry now require homeowners to **obtain a county building permit** prior to replacing front doors. Owners are responsible for ensuring that all necessary permitting is accomplished prior to the replacement of any front door. A copy of the approved county permit must accompany the architectural change request form.
8. Front doors shall be solid or have glass inserts as approved by the architectural committee. Once approved by the architectural committee, Hillsborough County and the insurance industry now require homeowners to **obtain a county building permit** prior to replacing front doors. Owners are responsible for ensuring that all necessary permitting is accomplished prior to the replacement of any front door. A copy of the approved county permit must accompany the architectural change request form.
9. Storm doors shall be permitted as approved by the architectural committee.
10. Concrete landscape pavers (or pavers of other approved materials) require architectural committee approval. Such pavers shall NOT be installed directly abutting the driveway, but shall be separated from the driveway by a distance of four-to-six inches (4"– 6") and shall be separated from each other by a distance of four-to-six inches (4"-6"). The area between the pavers and the driveway shall contain either grass or approved landscaping material such as mulch or rock.
11. Rain gutter systems shall be white. Downspouts shall be white or painted the same color as the body of the home.
12. Hurricane protective coverings require architectural committee approval. They shall be removed and stored out of view within a reasonable time after any storm/storm warning has cleared.
13. Window tint film requires architectural committee approval. To be considered for approval, evidence must be submitted in the request that the film will be professionally installed and adequately maintained or removed upon a condition of disrepair or discoloration as required to meet community standards.
14. Solar roof-top panels will be permitted provided that they are professionally installed and that the required architectural committee approval is obtained prior to installation.

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15. Garden Statuary and/or lawn ornaments require architectural committee approval. No more than three (3) traditional, commercial lawn ornamental objects, no larger than three feet in height or three feet in width will be permitted in front yards.
16. Flag poles for displaying the **United States flag only** require architectural committee approval. The flag must be properly displayed and illuminated during evening and night time hours in accordance with state and federal statutes.
17. Mailboxes must be routinely maintained in good repair and kept clean of accumulations of dirt, mold and/or algae.
18. Window awnings are NOT permitted.
19. Window boxes (plant boxes attached to the front of the home) are NOT permitted.

QUESTIONS ABOUT ANY TYPE OF PROPOSED EXTERIOR ALTERATION TO YOUR PROPERTY, NEED CHANGE REQUEST FORMS, OR ARE UNSURE ABOUT ANY PART OF THE APPLICATION PROCESS? CONTACT McNEIL MANAGEMENT SERVICES FOR GUIDANCE PRIOR TO ACCOMOMPLISHING ANY ALTERATION:

Random Oaks HOA, Inc.
c/o McNeil Management Services, Inc.
P.O. Box 6235
Brandon, FL 33508-6004
(813) 571-7100 – Office Phone
(813) 689-2747 – Office Fax
management@mcneilmsi.com – E-mail

atch: Florida Friendly Landscaping Guidelines

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Florida Friendly Landscaping Guidelines

We are glad to embrace the principals of Florida Friendly Landscaping into our A.C.C. standards. Please keep in mind, when preparing to go with FFL, that you must still obtain prior approval and follow the landscaping guidelines (Section 4D above) when following our rules and utilizing FFL incorporate these into all your bedding areas. Because we believe in these principals, suggested by the University of Florida, we are allowing an increase in the bedding areas of all yards (as noted in the landscaping areas above) and also encourage you to visit the Hillsborough County Cooperative prior to choosing your plants, developing your design, and submitting all to the A.C.C. for approval.

It is understood that the installation of FFL, when approved, is not a substitution for quality care and maintenance of your yard.

The nine principals of FFL are as follows:

Right plant – right place:

- Make a note of the type of soil, sunlight exposure and water conditions of the planting site before you shop.
- Have your soil tested and submit testing results along with your ACC request.
- Choose plants that thrive under the conditions you noted.
- Limit the number of plants that need a lot of water or care.
- Keep only as much grass as you directly use for recreation and other purposes, as defined above in the landscaping section.
- Plant beds and mulched areas use less water than grass.
- Remove invasive exotic plants so they don't steal water and nutrition from Florida-friendly plants.

Water efficiency:

- Water your lawn and plants only when you know they need it or show signs of stress.
- Use a rain gauge or moisture sensor so you will know if rainfall has done the job.
- Install a drip or micro-spray system in your plant beds. They are more water-efficient than traditional spray heads.
- Install an automatic rain shutoff device to avoid watering when it's raining.
- Do not overwater. Overwatered grass has short roots that make it harder to survive pest attacks, disease and drought.
- Collect water in a rain barrel to use to water your plants, locate barrels only in areas as defined in above landscaping section.

Fertilize appropriately:

- Fertilize lawns, trees and plants only to maintain health. Don't exceed recommended amounts. Fertilizer will not help poor growth caused by too much shade, disease or pests.
- Use slow-release fertilizers that make nutrients available to plants for a longer time. They are kinder to the environment and are usually more cost-effective.
- Use iron instead of nitrogen if you want to "green-up" your lawn.
- Hold off on fertilizing if a heavy rain is expected, and don't over irrigate after applying.
- Follow the directions on the fertilizer package and use a drop spreader instead of a rotary spreader to apply it.
- Avoid weed and seed products.

Mulch:

- Cut down on mowing by replacing grass with mulch in areas that are shaded or difficult to mow – only in areas allowed in landscaping standards above.
- Keep the level of mulch up to 2–3 inches by applying it once or twice a year.
- Keep mulch 2 inches from the base of plants to avoid disease.

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- Let fallen tree leaves stay under a tree to create self-mulching areas.

Attract wildlife:

- Plant vines, shrubs and trees to create cover, nesting areas and food.
- Provide a water source such as a birdbath or a small pond (ponds only allowed in rear yards.)
- Provide wildlife shelters such as a bat house, birdhouse or brush pile in rear yards.
- Protect the health of wildlife visitors. Limit pesticide use by spot-treating only the areas that need attention.

Manage yard pests responsibly:

- Learn to identify beneficial insects and let them do the work for you.
- Be tolerant! Low levels of pests will do minimal damage.
- Check plants regularly and prune off a plant's infected areas or pick off insects when possible.
- Use pesticides only to spot-treat affected plants and lawn areas. Avoid blanket applications.
- Choose the least-toxic pesticides such as horticultural oils, insecticidal soaps and *Bacillus thuringiensis* (BT).
- Read and follow pesticide labels carefully for safe use and disposal.

Recycle:

- There's no need to bag or rake lawn clippings. Leave grass clippings on the lawn to recycle nitrogen.
- Use fallen leaves and pine needles as mulch under trees and shrubs, in bedding areas in your rear yards.
- Create and maintain a compost pile with yard waste and kitchen scraps (no animal products) in your rear yards. Compost is a great natural fertilizer and mulch.

Reduce storm water runoff:

- Direct downspouts and gutters into your lawn, plant beds, rain barrels, cisterns or containment areas.
- Use mulch, bricks, gravel or other porous surfaces for walkways, patios and driveways, in areas allowed and defined above in landscaping standards.
- Sweep grass clippings, fertilizer and soil onto the lawn so they don't get washed into storm drains.
- Clean up oil spills and leaks on the driveway.
- Use cat litter to absorb oil and clean up litter after they have done their job.
- Pick up pet waste to help reduce bacterial and nutrient pollution.
- Remove trash from street gutters before it gets washed into storm drains.
- Use swales (low areas) to hold and filter water.

Protect the waterfront:

- Never prune mangroves or remove any vegetation without first seeking proper permits and guidelines.
- Establish a 10–30 foot “no fertilizer, no pesticide” zone along your shoreline.
- Remove invasive exotic aquatic plants by cutting, pulling or raking.
- Plant a buffer zone of low-maintenance plants between your lawn and shoreline to absorb nutrients and to provide wildlife habitat.

When submitting a request to have FFL, owners must include ALL of the following:

1. An ACC request form.
2. A lot survey.
3. A FFL landscape design and source for all plant matter chosen (Example would be the Hillsborough County Cooperative – include source material/literature for plant matter).
4. A soil test of your lot (by a licensed Florida tester) indicating your specific lot.
5. A detailed list, as well as color photographs, of all local native plants to be used.
6. Detailed drawings of all plant matter being used showing their specific location, and showing the placement as indicated on the above submitted soil testing.

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7. The light level requirements of the chosen plant matter and their relationship to your lot's lighting exposure. Specifically, chose plant matter suitable to your lot's exposure to sun/shade throughout a typical day.
8. The specific irrigation requirements, based on the above soil test, as well as the frequency these plant matters require irrigation.
9. The specific maintenance schedule needed for your FFL landscaping. This should include when, and how, each area will be maintained, with regards to debris, watering, overgrowth, fertilization, and pesticide use.