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MONTREUX

HOMEOWNER'S ASSOCIATION

RULES & DESIGN STANDARDS

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I. Homeowners Rules & Regulations

A. House Numbers

1. House numbers shall be clearly visible from the street. They shall be displayed on and affixed to the building or front façade and mailbox. They should be black in color, four (4) inches high, and made of a durable weather-resistant material.
2. Decorative house numbers not affixed to the front façade or mailbox may be considered a landscaping ornament or sign and be subject to ACC approval.

B. Signs

1. Signs, other than those used by the Montreux HOA to announce upcoming meetings or HOA events, may not be placed on common areas or easements.
2. Signs used for the purpose of specifically directing interested parties to a temporary event such as an open house, may be temporarily installed for the duration of that event. Signs must be removed at the end of the event.
3. One (1) home security sign may be displayed in the front of a dwelling.

C. Ponds and Common Areas and Easements

1. No swimming is allowed in Montreux ponds.
2. No hunting is allowed.
3. Fishing, using fishing poles, is permitted for residents and their invited guests.
4. Persons using common areas and ponds for recreational purposes are responsible for removing their own trash, disposing properly of discarded fishing line, respecting the native wildlife and plants by not disturbing habitat.

D. Parking

1. HOA members who drive law enforcement vehicles which fit into their garages are permitted to park in their driveways.
2. Abandoned vehicles are not permitted. A vehicle is considered abandoned if it cannot be driven away, if it does not have the proper license or registration, or if it has been improperly parked for 24 hours.
3. Vehicles are not permitted to block pedestrian access to sidewalks.

E. Free Standing Hot Tubs or Spas

1. Free standing hot tubs or spas should be placed within the rear porch or lanai or screen enclosure and owners must follow safety requirements established by county and state regulations regarding safety fences and covers. Free standing Hot Tubs or Spas not within the rear porch, lanai or screen enclosure will require ACC approval.

F. Trampolines

1. Trampolines must be placed within the side setback lines of the home and in the rear of the property. They should be placed no less than 10 feet from the rear property line.

G. Play Sets, Play Structures

1. Play structures must be of primarily wood construction. No platform should be higher than six (6) feet from the original lot grade. The platform may not exceed 6' x 6', or an area of 36 sq. ft. Support beams may not exceed twelve feet in length. The structure must be placed within the side setback lines at the rear of the home, and minimum of ten (10) feet from any rear lot line.
2. All play sets require prior approval from the ACC regarding placement, color and construction.

H. Basketball Hoops

1. Only one portable basketball hoop is permitted. In ground hoops are prohibited.
2. Basketball hoop nets must be properly maintained and in like new condition.
3. All basketball hoop bases should be secured in the manner in which it was designed. Bases should be filled with sand or water, not secured with exterior weights.
4. Use times of basketball hoops must be in accordance with the Hillsborough county noise ordinance.
5. Hoops, poles, back stop and goals should be maintained in good condition. Rust, cracked back boards, or rotted wood is not allowed.
6. All hoops must be placed a minimum of ten feet toward the house from the near edge of the sidewalk.

I. Flags, Flag Poles

1. Free standing permanent flag poles require ACC approval.
2. One removable, portable, residential size flag, not to exceed 4½ X 6, may be displayed on each dwelling. It must be attached to the front façade of a home.

J. Garage Sales

1. No more than two (2) Montreux, community garage sales may be permitted each year and must be six months apart. The board of directors or a committee designated for the task will orchestrate the garage sale, inform residents, obtain the appropriate county permits, arrange for newspaper ads, and post signs announcing the sale. Residents are not required to participate.
2. Independent garage sales will not be permitted.

K. Yard Care Equipment

1. Yard care equipment should be stored in garages when not in use.
2. Garden hoses should be rolled up and stored next to the spigot or on a reel devise or hose reel box made for such a purpose.

L. Lawn Ornaments

1. Lawn ornaments in the front yard, viewable from the street are limited to five (5). Items such as small fountains or small birdbaths, gazing balls, sundials and small statuary are acceptable if they are limited to the landscaping immediately next to the home and natural or earth tones, selected to compliment flow of the landscaping and the natural environment. Bold or florescent colors are not permitted. For additional items, homeowners must complete a request form for approval from the ACC.
2. Flower pots and urns viewable from the street are limited to a maximum number of five (5). They may be no larger than 32" in diameter. Landscaping pots, containers or growing pots from nurseries are not permitted. If additional pots are desired, homeowners must complete a request form for approval from the ACC.
3. The ACC must approve decorative flower boxes affixed to the home.
4. Ornaments bearing written messages or numbers may be considered signs and must conform to sign use restrictions.
5. No ornaments may be placed within the easement area between the sidewalk and the street or on the mailboxes.

M. Seasonal Decorations

1. Seasonal yard decorations are those displayed to mark a holiday celebration.
2. Decorations requiring an electrical hookup may not be placed within the easement area between the sidewalk and the street.
3. Decorations may be displayed 30 days prior to the holiday, and must be removed two (2) weeks after the holiday for which they were displayed.

N. Waste Removal, Trash Pick-up

1. Trash cans when placed out for trash collection must be left within the boundary of a Lot and not be placed in the street.
2. No trash containers shall be placed at curbside for pick-up more than twenty-four (24) hours prior to pick-up.

O. Animals

1. Owning, possessing or harboring any animal or bird which frequently or for continued duration howls, barks, meows, squawks or makes other sounds as to annoy or disturb the quiet, comfort and repose of a reasonable person in any dwelling is not allowed.

II. Architectural Control Committee's Guidelines & Standards

A. Accessory Structures - All accessory structures listed below, except as specifically excluded herein, are to be submitted to the Architectural Control Committee for approval prior to any construction or installation, including pools and room additions.

1. Gazebos

- a. Gazebos will be considered on lots that back up to the woods or environmental areas that are not easily visible from any street or lot. Structures that are to be constructed of natural wood or a combination of materials and colors as found in the existing home are preferable.
- b. Gazebos on lots that back up to ponds or are visible from other neighboring lots are prohibited.

2. Decks

- a. Decks in rear yards that are placed directly up against the house may be permitted.
- b. Decks will be required to meet all standard setbacks.
- c. The use of pressure treated or weather resistant natural wood with a combination of stucco or stone piers or columns painted to match existing structure is encouraged.
- d. Deck requests from lot owners that are on the ponds which are visible from neighboring lots or streets are discouraged and may not be approved.

3. Trellis/Arbor

- a. Materials and colors used for any trellis or arbor construction shall comply with materials and colors on the primary residence. The use of wood is encouraged.
- b. Trellis or lattice fencing used to screen equipment shall be constructed of wood or other materials as approved by ACC and match or compliment the color of the exterior walls of the home. The use of wood is encouraged.

4. Screened Enclosures/Porches

- a. Design guidelines for rear porches must be harmonious to the architecture of the existing structure using like materials and colors.
- b. No metal roofs are permitted.
- c. Screening of porches or enclosures (pool cages) using white aluminum with charcoal screening is the standard. Bronze aluminum may be permitted for those home sites that back up to the woods or environmental areas not easily visible from neighboring lots or streets. All enclosures must meet the standard setback requirements.

5. Mailboxes

- a. All mailboxes within Montreux shall be constructed to the specifications as set forth in the figure attached to this document and be painted to match the existing structure.
- b. Damaged mailboxes should be repaired, repainted or replaced within 30 days of the damage or destruction.

6. Fences

- a. All fences of any type/size shall be subject to review by the ACC prior to construction.
- b. All licenses and permits, if required by Hillsborough County, shall be the responsibility of the homeowner and will be required prior to construction.
- c. All fences shall meet as a minimum the Hillsborough County regulations for permitted fences and to a greater extent these "Design Standards" set forth by the ACC.
- d. Only open picket fences in black, white, or bronze, in aluminum, not to exceed 6 feet in height and to conform to the current fencing guidelines with regard to setback requirements and county codes will be allowed.
- e. Fences located along a retention pond, or located along a drainage easement adjacent to a retention pond will not exceed four (4) feet in height.
- f. Existing PVC fences or any existing fence not meeting the standards as set forth in these "Design Standards" shall, upon needing replacement/repair to fifty (50) percent or greater of the existing fence, be made to conform to these "Design Standards."
- g. Fences shall not be allowed to be erected in front of the mid-building line of the side of the house.
- h. Fences shall be placed wholly within the property owner's lot and shall not encroach on any common area.
- i. Fences erected on corner lots/side yards which function as a front yard, shall be allowed up to six (6) feet in height if the fence is located no more than 10 feet into the side yard as measured from the house to the side fence. Beyond that point, fences will not exceed four (4) feet in height.

7. Satellite Dishes

- a. **Size** -- Satellite dishes designed to receive direct broadcast satellite service, which are one meter or less in diameter may be installed. Dishes larger than one meter (39 inches) are prohibited.
- b. **Location** -- Satellite dishes shall be installed solely on individually-owned property as designated on the recorded deed. Satellite dishes shall not encroach upon common areas or any other owner's property. Satellite dishes shall be located in a place shielded from view from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received.

This section does not permit installation on common property, even if an acceptable quality signal may not be received from an individually-owned lot. No antenna or satellite dish is permitted to be installed on the front roof of any home, the front of a home or in the front yard. To the extent practicable, without impairing the receipt of an acceptable quality signal or violating the provisions of the preceding paragraphs, satellite dishes must be installed in a location where their visibility is minimal to individuals using common driveway, streets, walkways, parking areas and nearby lots.

- c. **Installation** -- All installations shall be completed so that they do not damage the common areas of the Association or the lots of any other resident, or void any warranties of the Association or the lots of any other resident, or void any warranties of the Association or the owners, or in any way impair the integrity of the buildings on common areas or individual lots.

Owners are responsible for all costs associated with the satellite dish, including but not limited to costs to place (or replace), repair, maintain, and move or remove

satellite dishes; repair damages to the common property, other lots, and any other property damaged by the installation, maintenance or use of satellite dishes; pay medical expenses incurred by persons injured by installation, maintenance or use of satellite dishes; reimburse residents or the Association for damages caused by the installation, maintenance or use of satellite dishes.

Satellite dishes must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person at or near satellite dishes, including damage from wind velocity based upon a unique location or during a hurricane.

d. Maintenance -- Owners shall not permit their satellite dishes to fall into disrepair or to become safety hazards. ~~Owners shall be responsible for dish maintenance and repair.~~ Owners shall be responsible for repainting or replacement if the exterior surface of satellite dishes deteriorates.

e. Safety -- Satellite dishes shall be installed and secured in a manner that complies with all applicable codes, including hurricane and windstorm, safety ordinances, city and state laws and regulations, and in accordance with manufacturer's instructions. The owner, prior to installation, shall provide the Association with a copy of any applicable governmental permit, if one is required. All contractors responsible for installation shall be licensed and insured.

Unless the above-cited codes, safety ordinances, laws and regulations require a greater separation, satellite dishes shall not be placed within two feet of electrical power lines (above-ground or buried) and in no event shall satellite dishes be placed where they may come into contact with electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from contact with power lines. In order to prevent electrical and fire damage, satellite dishes shall be permanently and effectively grounded.

f. Appearance -- Satellite dish wiring must be painted to match the color of the structure to which it is installed as long as such paint does not impair or degrade the quality of the signal beyond acceptable standards. Satellite dishes may not obstruct a driver's view of an intersection or street.

g. Number -- No more than two dishes may be installed on any one lot.

h. Notice to ACC -- Any owner desiring to install a satellite dish must complete a notification form and submit to the Architectural Control Committee. If the installation conforms to all the above rules and restrictions, the installation may begin immediately upon acknowledgement of notice.

If the installation is other than routine for any reason, owners and the Board of Directors must establish a mutually convenient time to meet to discuss installation methods.

i. Non-Owner -- Tenants may install satellite dishes on a lot with written permission of the homeowner/landlord. A copy of this permission must be furnished with the notification statement.

j. Enforcement -- Should this policy be violated, the Association may bring action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. In the event the court or FCC determines that a violation occurred, to the extent permitted by law, the Association shall be entitled to reasonable attorney's fees, costs and expenses incurred in the enforcement of this policy.

B. Landscaping

1. ACC Approval

- a. No substantial alteration to the original landscaping design may be undertaken without the prior approval by the ACC, including but not limited to landscaping planting, hedges, decorative walls, structures, trellis, landscape ponds, pools, patios, fountains, driveway extensions, sidewalks, walkways, landscape edging, landscape timbers or any other landscaping device or object or other improvement of any kind whether purely decorative or functional.
- b. Landscaping changes such as adding annuals, flowering plants, changing or replacing shrubs, adding landscaping beds around existing trees, adding plants or flowers around mailboxes, do not require prior ACC approval.

2. Trees

a. Maintenance

- (i) Existing trees shall be maintained such that dead or dying limbs, fronds, etc. are properly removed and discarded. Trees should be fertilized regularly to promote growth and maintain a healthy green color.
- (ii) There should not be an excess number of trees in the front yard as determined by the ACC. An excess number is based on the type of tree, its growing patterns, and existing landscaping.

b. Tree Removal/Replacement

- (i) No trees larger than three (3) inches dbh (diameter breast height) shall be removed except for diseased or dead trees or trees needing to be removed to promote growth of other trees or for safety considerations.
- (ii) In the event of an intentional or unintentional violation of this section, the violator may be required to replace the removed tree with one (1) or more comparable trees of such size and in such a number and in such location as to mitigate the damage.

c. Street Trees — Street trees are those planted in the area between the street and the sidewalk.

- (i) Street trees that die and must be replaced are the responsibility of the individual homeowner.
- (ii) No additional trees, other than those planted by the builder, may be planted in the street right of way which is the area between the curb and the public sidewalk.
- (iii) Branches of street trees must be trimmed regularly so as not to encroach into the path of pedestrians on the public sidewalk.

3. Landscape Lighting

- a. Low voltage lighting for main landscaping to accentuate trees, shrubs, plants and to light lead walks from driveways to the front entry as well as landscaping beds directly up against the front, rear and sides, around pool cages, patios, lanais, etc. do not require prior ACC approval.

4. Hedges

- a. All hedges must have prior approval by the ACC.
- b. All hedges, privacy landscaping or buffer landscaping may not be grown higher than eight (8) feet.
- c. Hedges on any lot that back up to any drainage easement, pond, wetlands area or environmental area may not be grown higher than three (3) feet so as not to obscure the view from neighboring lots.

- d. Hedges may not extend in front of the home's front setback line past the front building line.
- e. Hedges on corner lots shall be placed in keeping with the county fence ordinance so as not to obstruct the vehicular line of sight.
- f. Hedges placed directly against house, pool cages, patios and lanais and whose plantings are uniform in nature and whose beds do not project out more than four (4) feet from the structure do not require prior ACC approval.

5. Landscape Maintenance

- a. All landscaped areas, front, sides, and rear, shall be properly maintained on a regular and ongoing basis, and includes the care of trees, shrubs, annuals, sod and irrigation systems.
- b. Lawns must be mowed regularly as needed so that the height of grass does not exceed six (6) inches.
- c. Edging of curbs, sidewalks, driveways and landscaping beds shall be performed at least every other time of cutting.
- d. Shrubs must be routinely trimmed to an even height.
- e. Plant trimmings and grass clippings must be swept/blown away from curbs, walks, streets, and driveways after each cutting.
- f. Weeds must be removed from lawns, plant beds, curbs, and sidewalk and driveway cracks.
- g. Mulch should be turned or top dressed at least once a year.
- h. Lawns should be on a regular fertilization program to promote health and color.
- i. All lots are to be sodded. Resodding must be done with St. Augustine type sod or other type approved by ACC. At least fifty (50) percent of the yard must be in sod.
- j. Diseased grass must be treated and dead turf must be replaced within thirty (30) days so as not to affect neighboring lawns.
- k. Frost damage to plants or shrubs must be cut back or replaced within two (2) weeks of a seasonal change in the weather.
- l. Parking on any lawn or common green areas is prohibited.

6. Failure to Maintain Landscaping

- a. Failure or refusal to properly maintain lots as set forth above, the Association, may at its option, ten (10) days after mailing notice to said owner requesting compliance with requirements, enter and repair or remove all unsightly items of growth, at the owners expense.
- b. The owner shall be personally liable to the Association for the cost of repair or removal. The costs of such maintenance shall be added to and become part of an assessment and shall be a permanent charge and lien upon such a lot.
- c. No such entry as provided herein shall be deemed as a trespass, nor shall the association be liable for doing anything reasonably necessary in carrying out this provision.

C. Maintenance of Exterior Structures

1. Home Improvement/Construction Debris or Damage

- a. It will be the responsibility of the homeowner to ensure that Construction debris as a result of home improvements shall be disposed of promptly and in the proper manner.
- b. The homeowner will be responsible for seeing that damage caused to easements, sidewalks or rights-of-way, etc., by persons in their employ is repaired promptly.

2. Painting or Repainting Home Exteriors

- a. Painting home exteriors, including doors and trim, with existing colors or a new color scheme, requires ACC approval.
- b. Paint colors for a new color scheme must be selected from the approved Montreux paint color of found in the Montreux color palette book located at the Sherwin Williams Paint store located at 11148 Cargo Ct, Odessa, Florida (Trinity area) or on the Montreux HOA website. Note – website displayed colors are for reference only and due to differing computer monitors, may not be exact. Final reference must come from actual paint swatches in color palette book.
- c. Repaints of original builder colors require submission of original builder color scheme.
- d. No painting/repainting may commence until ACC approval has been granted.

3. Exterior Structure Maintenance – Except as stated inhere, cleaning or repair does not require ACC approval.

- a. **Cleaning** - Homes shall be maintained in a well kept condition at all times. Exterior walls, roof shingles, gutters and down spouts, window and sliding door screens, screen cages, soffits, fascia and driveways, etc. will be kept free of mildew, stains or any other discoloration.
- b. **Repairs** - Items such as roof shingles, shutters, gutters and down spouts, mailboxes, etc. damaged by weather or in need of repair for any reason shall be repaired or replaced in a timely manner.
- c. **Roof Replacements**
 - (i) All roof replacements require ACC approval prior to commencing work.
 - (ii) All roof replacements will be required to utilize dimensional 30 year shingles of equal or better quality than that of the original structure.
 - (iii) All shingles colors must be approved by the ACC, earth tone in color such as beige, gray, brown or black. Bold colors such as green, red, or reddish brown are not permitted.
 - (iv) Barrel tile or metal roofs are not permitted.
 - (v) All work must be performed by a licensed contractor and the owner must obtain all necessary county permits.

III. Notification of Rules Violations

- A. Establishing A Violation Has Occurred** - Under supervision of the HOA Board of Directors, Montreux's Home Owner's Association (HOA) management firm has the responsibility to establish if a rule violation has occurred. In turn, the management firm has the responsibility to know the Montreux HOA covenants, community rules and architectural standards. Management will be expected to fairly and consistently uphold the governing documents and notify HOA members of violations in accordance with time frames established by the HOA/Management contract.
- B. Documenting/Reporting A Violation** - The management firm may be alerted to or identify potential violations in one of several ways:
1. **HOA Management** - HOA management's designated representative, during routine in-person inspections of the neighborhood, may witness a violation.
 2. **HOA Members** - Any HOA member who witnesses an alleged violation of the Association's covenants, rules or architectural standards, may report it to the management firm. It will then be the responsibility of the association's management firm to confirm if a violation has occurred and act upon it accordingly. Anonymous reports will not be accepted.
 3. **Under Special Safety Conditions** - Potential violations that are a threat to human safety necessitating immediate action will be considered a violation upon having been witnessed and confirmed by two members of the HOA Board of Directors. If two members of the Board of Directors are unavailable, one BOD member and one member of either the ACC or Rules Committee may witness and confirm the violation. Management would then be notified of the violation. Appropriate action would be taken by the Board of Directors to rectify the violation and document the process with the management firm.

IV. Appeals Process

- A. Review by HOA Management** - Whether violations in the community's covenants, conditions easements and restrictions, community rules, or architectural standards have occurred, residents may ask that the violation be revisited by property management firm.
1. If the violation is related to an issue under the architectural guidelines and standards, the homeowner may request the architectural control committee review the violation and provide documentation that supports the decision.
- B. Consideration/Reconsideration by the Board of Directors** - If the homeowner is unsatisfied with the judgment of the management company, the homeowner may attend a BOD meeting to discuss the violation and either ask the Board to investigate or render a judgment.
1. The Board may vote to uphold the violation.
 2. The Board of Directors will have no more than ten (10) business days to investigate and respond to the HOA member. The decision will be based on a majority vote of the Board of Directors. If the violation judgment is upheld the HOA member will be responsible for correcting the violation in the time allotted by the Board of Directors. If the violation is not corrected, upon appropriate notice and by certified mail, \$100 per day will be assessed to a maximum of \$1,000 per violation.

In either case, the final judgment of the appropriate committee/board will stand. Management will continue the process asking the homeowner to correct the violation or close the case.

V. Attachments

1. ACC Exterior Alteration Application Form
2. ACC alteration approval process guide
3. Drawings/Exhibits
 - a. standard mailbox design

Montreux Homeowners Association, Inc.-330740

ALTERATION APPLICATION

Owner's Name: _____ Date: _____

Address: _____ Phone: _____

Describe in detail, type of alteration and materials to be used:

(If more space is required, please attach to this form. Thank you.)

An application requesting approval for any alteration that occurs outside the exterior walls of the building and is, therefore, common element, **MUST BE ACCOMPANIED BY A SKETCH INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND OTHER PERTINENT INFORMATION AS MAY BE NECESSARY.**

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration, or addition. **IT IS UNDERSTOOD AND AGREED THAT THE MONTREUX HOMEOWNERS ASSOCIATION, INC. AND SENTRY MANAGEMENT, INC. ET AL., ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND ITS' ASSIGNS ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.**

DATE: _____ OWNER'S SIGNATURE: _____

ACTION TAKEN BY THE ASSOCIATION:

DATE: _____ APPROVED: _____ NOT APPROVED: _____

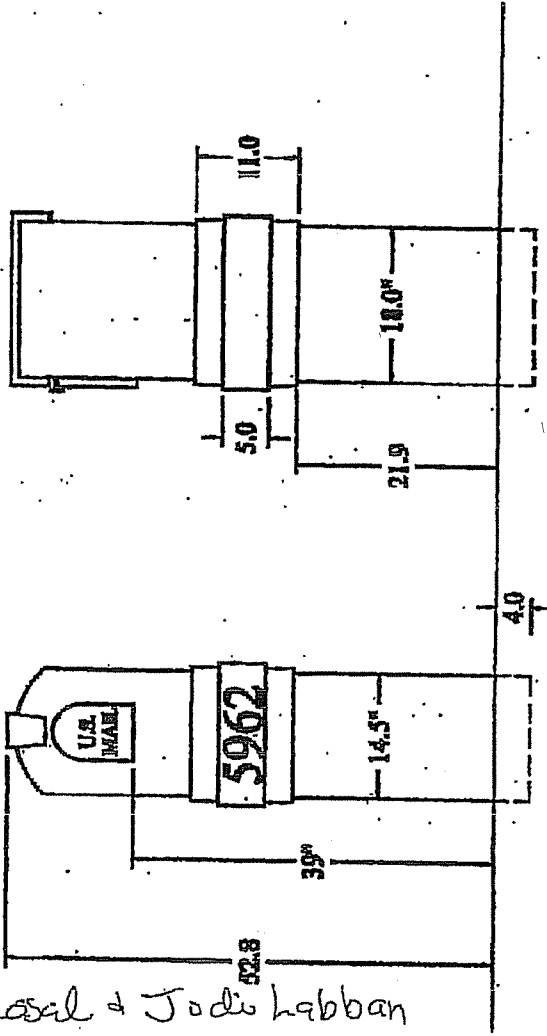
Conditions of approval:

AUTHORIZED SIGNATURE FOR THE ARCHITECTURAL COMMITTEE



1-800-804-4809

Montreux
White aluminum box
4" block numbers,
colored to match fixture



Montreux Mailbox
3-19-99

Summit Subscribed:
Linda Preston Rhonda Dosal + Jade Labban

COMMUNITIES OF AMERICA
Community Association Manager
P.O. Box 2608
Valrico, FL 33595

MARY COLLISTER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD307834
EXPIRES 4/7/2008
BONDED THRU 1-888-NOTARY

Known to me:

Mary Collister
3/17/05

3/17/05 Linda Preston + President

3/17/05 Rhonda Dosal
Secretary / Treasurer

16
3/17/05 Jade Labban
Vice President

**MONTREUX HOMEOWNERS
ASSOCIATION, INC.
RESOLUTION OF BOARD OF DIRECTORS
ESTABLISHING ARCHITECTURAL
FENCING STANDARDS**

BE IT HEREBY RESOLVED by the Montreux Homeowners Association, Inc. as follows:

WHEREAS, the association has the authority in Article IX of the Bylaws to establish an architectural control committee, and

WHEREAS, Article V, section 1 of the Declaration of Covenants, Conditions and Restrictions indicate that the Architectural Control Committee shall be the Declarant and shall not be the association as long as the Declarant owns a lot, and

WHEREAS, Article V, section 2 allows the architectural control committee to adopt, promulgate, amend, revoke, and enforce guidelines referred to as "Design Standards" and

WHEREAS, the architectural control committee desires to adopt a "Design Standard" for Article VI, Section 10, for Fences

THEREFORE, the "Design Standard for Fences" shall be as follows:

- Only open picket fences, in black, white or bronze, in aluminum not to exceed 6 foot in height and to conform to the current fencing guidelines with regard to setback requirements and county codes.
- That any existing 6 foot PVC fence should be, where possible, planted with shrubs to provide a more harmonious design.

This resolution has been **ADOPTED BY THE BOARD OF DIRECTORS:**

July 15, 2003

Signature  David L. Linton V.P.

Montreux Homeowners Association, Inc.

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS OF
MONTREUX

Amendment to Article VI., Section 6., of the Declaration, to read as follows:

ARTICLE VI
GENERAL COVENANTS AND RESTRICTIONS

Section 6. **Appurtenances.** No porch, deck, patio, fence, screened enclosure, carport or other attached or detached structure (whether free-standing, structural or non-structural and whether in the front, side or rear of a Dwelling), shall be constructed without the approval of the Architectural Committee. . . . No permanent basketball hoops, whether temporary or permanent, including portable hoops, shall be installed on any Lot. One portable, mobile basketball hoop is permitted to be placed on the driveway, and must be set back from the sidewalk toward the house at least 10 feet. The basketball hoop may be stored outside, when not in use provided that it is maintained in good condition. Use of the hoop cannot interfere with traffic on the street, and cannot be a nuisance to any other Owner or resident. No above-ground swimming pools, free-standing storage sheds or outbuildings, screening of front porches or garages, antennas or solar collectors are permitted on any Lot.

BEST IMAGE(S)

PLEASE NOTE:
NEW TEXT INDICATED BY UNDERLINING; DELETED TEXT INDICATED BY STRIKE THROUGH; UNAFFECTED TEXT INDICATED BY "..."

Amended: August 19, 2004

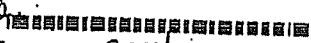
Howard Horwitz 9-7-04 Mary Brewer 9-7-04
President Date Vice-President Date
Howard Horwitz Mary Brewer

Brian Tynberg 9/7/04 Linda Preston 9/7/04
Secretary Date Treasurer Date
Brian Tynberg Linda Preston

Sworn and subscribed
The above are known personally to me.

MARY COLLISTER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EC0007034
EXPIRES 4/7/2008
CORDED THRU 1-888-407-8811

Mary Collister
Mary Collister
Sept 11, 2004



INSTR # 2005180419

O BK 14949 PG 1857

Pg 1857: (1pg)

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