

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

The Aberdeen Creek HOA Board of Directors realizes that the CC&R documents and Amendments may be difficult to use as a reference. Pursuant to authority granted to the HOA Board of Directors by Florida Statutes Chapter 720 Section 720.3035 and the Declaration Of Covenants, Conditions and Restrictions of Aberdeen Creek, these Guidelines have been prepared to provide owners and tenants of properties in our Deed Restricted community with a clearer understanding of their responsibilities under the HOA's governing documents – the Association's CC&R ("Declaration of Covenants, Conditions and Restrictions") and Amendments -- with more specific guidance and an Index for ease of reference for the listed categories.

Following these Guidelines will help to maintain the quality of life and property values in our community. The Board works with our Community Management Company to ensure these Guidelines are enforced.

A Banner Headline on the HOA website www.aberdeencreekfl.com will advise when these Guidelines have been posted and when there are updates to the Guidelines.

The Guidelines Index is on Page 2.

NOTE – These Guidelines are based on the following documents all of which can be found on the HOA website www.aberdeencreekfl.com:

- ***Declaration of Covenants, Conditions and Restrictions of Aberdeen Creek – 02/06/2001***
- ***2005 Amendments to Articles VII & VIII***
- ***2007 Amendments to Article VII***
- ***2009 Amendments to Articles II, IV, V, VII, VIII, XI***
- ***2019 Amendments to Articles V, VII, VIII***
- ***Florida Statutes Chapter 720***

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

Index

General Considerations	Page 3
When is ACC Approval Required	
ACC Change Requests	
Houses	Pages 4 - 5
Residential Use Of Lots	
Exterior Changes of Additions	
Fence Installation and Maintenance	
Exterior Painting	
Windows, Hurricane Shutters and Window Boards	
Gutter & Downspout Installation and Maintenance	
Storm Doors	
Awnings	
Re-roofing and Roof Maintenance	
Satellite Dishes	
House Numbers	
Additional Structures	Page 6
General Information	
Shed and Outbuilding Structures	
Pergola and Trellis Structures	
Play Houses	
Pools	Page 7
Pool / Spa Installation	
Lanai's – Screened or Enclosed	
Landscaping	Pages 8 - 9
Florida Friendly Landscaping	
Landscape Maintenance	
Planting Bed Mulch and Fillers	
Borders and Curbing Installation	
Tree Maintenance, Removal, Replacement and Encroachment	
Driveways and Sidewalks	Page 10
Parking	Pages 10 - 11
Approved Vehicle Guidelines	
Parking Restrictions and Safety Violations	
POD and Dumpster Restrictions	
Vehicle Maintenance and Repair Restrictions	
Other Items Installed on Lots	Pages 12-13
Mailbox Replacement and Maintenance	
Flag Poles	
Clotheslines	
Yard Signs	
Exterior Water Softeners	
Seasonal Lights	
Solar Collectors	
Exterior Generators	
Occupancy & Rental Restrictions	Pages 13-14
Rental Restrictions	
Occupancy By Sexual Offenders or Predators	
Trash	Page 14
Animals	Page 15
Nuisances	Page 15
ACC Change Request Form	Page 16

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

GENERAL CONSIDERATIONS

Item	Architectural Committee (ACC) Guidelines	References
Items Requiring ACC Approval	ACC (Architectural Control Committee) approval is required when a homeowner makes any exterior change which would modify the appearance of any part of the property or its appurtenances** or would change the materials of original construction. The ACC approval process is initiated by submitting an ACC Change Request form.	CCR ARTICLE 6 CCR ARTICLE 7 CCR ARTICLE 8
When is ACC Approval Not Required?	ACC approval is not required when property features or appurtenances** are replaced with the same ACC approved elements or if dwellings are repainted with same ACC approved exterior colors.	CCR SECTION 4.4 CCR SECTION 7.11
Required Maintenance	Each Owner must maintain their lot and appurtenances** in a safe, sanitary and reasonably attractive condition.	
Repairs after Damage	<i>**appurtenances are any improvements, additions, or other features that are part of the property</i>	
ACC Change Request	In the event a Dwelling is damaged or destroyed by casualty, hazard or other loss, then within twelve (12 months) after such incident the Owner must complete rebuilding or repair of the damaged Dwelling. ACC Change Requests are to be submitted to the HOA Management Company using forms provided by the Board prior to the commencement of any work. Work must not begin until approval has been received. When approved, work must begin within 90 days of the approved start date and must be completed by the scheduled completion date; otherwise a new request must be submitted. Applicants must obtain all legal documentation and permits as required by State, County and other applicable codes. Applicants are responsible to ensure that all contractors are properly licensed and insured; applicant accepts responsibility and liability for third party contractors. Changes made prior to or without required ACC approval are violations of the HOA Deed Restrictions and are subject to fines and legal action including removal of the change.	

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

HOUSES

Item	Architectural Committee (ACC) Guidelines	References
Residential Use of Lots	Each lot may be used for residential purposes only and for only one single family home. No trade, business, or profession of any kind may be conducted on any Lot. Note: this does not prohibit working remotely from home for a business domiciled elsewhere or for business activities conducted using the internet.	CCR SECTION 7.3 CCR SECTION 7.8 2005 AMENDMENT
Exterior Changes or Additions	<p>An ACC Change Request must be submitted to the ACC and approved prior to replacing or adding to dwelling structures. Submit a copy of the property lot survey showing a drawn-to-scale placement of the proposed addition. Include engineering drawings that show the proposed addition relative to the existing dwelling's boundaries and roofline. Specify the addition's dimensions, materials, and exterior colors. Additions must be of the same construction type as the original dwelling (block with stucco, etc.) All legal county and state code documentation and permits must be obtained.</p> <p>The Association's approval does not constitute approval at the local or state level. The home owner is responsible for obtaining those approvals.</p>	CCR ARTICLE 6 CCR SECTION 7.6 CCR SECTION 7.11
Fencing Installation and Maintenance	<p>An ACC Change Request must be submitted to the ACC and approved prior to adding new fencing. Fencing should enhance the appearance of the HOA neighborhood. The Board recommends installing white vinyl fencing instead of wood/wood composition alternatives. The long-term appearance and low maintenance benefits of white vinyl fencing should offset any initial cost differences</p> <p>All fences must be repaired if there is any visible damage -- wood fences especially must be repaired if boards or hardware are loose, missing or damaged. Fences must be pressure washed when stained or discolored. For wood fences sealants or natural colored stains may reduce the number of times the fence requires pressure washing. Wood fencing that is faded or stained must be repainted or re-stained to achieve a "like new" appearance. Stained and painted fences need to be natural earth tones (no bright colors). An ACC Change Request must be submitted if a wood fence is to be refinished changing the stain or color of the fence or using a stain or color that has not been approved by the ACC.</p> <p>All boundary fences constructed around home owner properties by the original builder are designated as "homeowner fences" and the homeowner has the responsibility for maintaining them as they would maintain their property dwelling, landscaping, driveway, and other structures.</p>	CCR SECTION 7.10 CCR SECTION 1.11 CCR SECTION 2.10 HOA FENCING GUIDELINES

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**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

HOUSES – continued from previous page

Item	Architectural Committee (ACC) Guidelines	References
Exterior Painting	<p>Houses require re-painting if the paint or exterior is faded, chipped, stained, rust from rebar shows thru, or chalky paint comes off when surface is rubbed.</p> <p>If exterior colors are being changed, an ACC Change Request must be submitted to the ACC and approved prior to beginning the painting process. Approved colors are available in Paint Books as referenced on the HOA website – the Paint Books can be obtained from the Management Company. Any new additions to the Paint Books must obtain ACC approval.</p>	<p>CCR SECTION 1.11 CCR SECTION 2.10</p> <p>ACC COLOR BOOK</p>
Windows, Hurricane Shutters and Window Boards	<p>An ACC Change Request showing the location and size of the shutters and the type of materials to be used must be submitted to the ACC and approved prior to installing any shutters, window boards, or replacing windows. The permanent portion of the shutter should be unobtrusive as possible and painted to blend in with the dwelling trim.</p> <p>Hurricane shutters or window boards must be removed no later than 14 days after a hurricane threat has ended.</p>	CCR ARTICLE 6
Gutter / Downspout Installation and Maintenance	<p>An ACC Change Request showing location, materials to be used and color scheme must be submitted to the ACC and approved prior to the installation of gutters or downspouts. The addition of gutters/downspouts must not alter existing drainage or divert water onto other lots.</p> <p>Gutters, downspouts and eaves should be kept free of any visible dirt or stains.</p>	<p>CCR ARTICLE 6 CCR SECTION 1.11 CCR SECTION 2.10</p>
Storm Doors	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing a storm door. Only full view storm doors are permitted and they must be painted in accordance with CCR Exterior Painting Standards. If screens are used, they must be outfitted with invisible screen material.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6 2009 AMENDMENT</p>
Awnings	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing awnings. Awnings are only permitted on the rear of the dwelling and the awning color scheme should match the dwelling color scheme.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6 ACC GUIDELINES</p>
Re-Roofing and Roof Maintenance	<p>Roof replacement requires submission and approval of an ACC Change Request before beginning work. Only shingle roofs are permitted; shingle colors must coordinate with the color scheme of the house – a description of the proposed shingles should be included with the ACC Change Request.</p> <p>Roofs need to be kept clean by removing dirt, mold and mildew. Missing or damaged shingles must be replaced.</p>	<p>CCR ARTICLE 6 CCR SECTION 1.11 CCR SECTION 2.10</p>
Satellite Dish Installation	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing a satellite dish antenna.</p>	CCR SECTION 7.6
House Numbers	<p>House numbers are required and are normally placed above the garage door. House numbers are required on mailboxes following the ACC Mailbox Guidelines.</p>	<p>CCR ARTICLE 6 ACC GUIDELINES</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

ADDITIONAL STRUCTURES

Item	Architectural Committee (ACC) Guidelines	References
General Considerations	Construction of any structure – including but not limited to a shed, outbuilding, pergola, trellis, or playhouse – requires ACC approval. No more than 1 shed or outbuilding may be added to a property. Construction or installation must not begin prior to receiving ACC approval.	CCR ARTICLE 6 2009 AMENDMENT
Shed/Outbuilding Installation	<p>Each owner may only have one shed or outbuilding on a lot. An ACC Change Request must be submitted to the ACC and approved prior to installing any shed or outbuilding. Free-standing sheds and outbuildings must conform to CCR Section 7.6, 2009 Amendment, and ACC guidelines.</p> <p>Sheds and outbuildings: must not be visible from the street when facing the front of the dwelling; must be no taller than 11 feet; must be no larger than 225 square feet; must be made of frame or block construction with a stucco or wood exterior (metal and vinyl sheds are not permitted); the exterior must be similar to the color scheme of the dwelling and is subject to the ACC Painting Standards; the roof must be shingled and match the dwelling roof.</p> <p>Sheds and outbuildings must be maintained in a “like new” condition.</p>	CCR ARTICLE 6 CCR SECTION 7.6 2007 AMENDMENT 2009 AMENDMENT ACC GUIDELINES CCR SECTION 1.11 CCR SECTION 2.10
Pergola & Trellis Structure Installation	An ACC Change Request must be submitted to the ACC and approved prior to installing pergola or large trellis structures. The primary criteria used in examining their impact will be the visibility from the road. These structures will be evaluated based upon their size, location, material, color, and appearance.	CCR ARTICLE 6 CCR SECTION 7.6 2007 AMENDMENT 2009 AMENDMENT ACC GUIDELINES
Playhouse	<p>A playhouse as differentiated from a shed or outbuilding is a structure to be used by children and one that has swings, slides, and play areas; this includes all commercially available structures marketed as such.</p> <p>An ACC Change Request must be submitted to the ACC and approved prior to constructing or installing a playhouse.</p>	ACC GUIDELINES

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

POOLS

Item	Architectural Committee (ACC) Guidelines	References
Pool/Spa Installation	<p>No above-ground swimming pools are permitted. An ACC Change Request must be submitted to the ACC and approved prior to installing a pool or spa. If a lanai/screen enclosure is to be added, it must be included on the ACC Change Request. Submit a copy of the property lot survey showing a drawn-to-scale placement of the pool, pool deck, landscaping and if applicable lanai with dimensions, including the location of equipment (pumps, heaters, etc.). Include engineering drawings that show the proposed addition relative to the existing dwelling's boundaries. Specify the addition's dimensions, materials, and exterior appearance. If heating with propane, show location of propane tank. If using Solar Heat, show location of solar panels on dwelling roof.</p> <p>The addition of the pool should not alter the existing drainage or divert water onto other lots. Access during construction should be limited to your property; permission must be obtained from neighboring property home owners if access thru their property is required.</p> <p>All required county and state code documentation and permits must be obtained by the property home owner. The association's approval does not constitute approval at the local or state level; the home owner is responsible for obtaining those approvals.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6 2007 AMENDMENT 2009 AMENDMENT ACC GUIDELINES</p>
Lanai Screened / Acrylic / Vinyl / Glass Enclosure Installation	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing any lanai whether screened or enclosed. Submit a copy of the property lot survey showing a drawn-to-scale placement of the proposed enclosure relative to the existing dwelling boundaries and roofline. Enclosure top should not be higher than the dwelling height and the sides should not be higher than the dwelling eave height or extend beyond the dwelling walls.</p> <p>All required county and state code documentation and permits must be obtained by the property home owner. The association's approval does not constitute approval at the local or state level; the home owner is responsible for obtaining those approvals.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

LANDSCAPING

Item	Architectural Committee (ACC) Guidelines	References
Florida Friendly Landscaping	<p>Aberdeen Creek embraces the nine principles of Florida Friendly Landscaping as suggested by the University of Florida. Owners are encouraged to incorporate FFL in all your bedding areas. The principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. Owners are encouraged to visit the Hillsborough County Cooperative prior to choosing plants and developing a design for submission to the ACC for approval.</p> <p>An ACC Change Request must be submitted to the ACC and approved prior to increasing or changing the size of bedding areas or installing Florida Friendly Landscaping.</p>	CCR ARTICLE 6 ACC GUIDELINES
Landscape Maintenance	<p>Lawns must be St. Augustine grass and should not exceed 6" in height. Lawns must be edged as needed. Lawns must be weed free with no bare spots. Top soil can be used to fill small bare spots. Larger bare spots require plugs or sod to be planted. Planter beds must be kept weed free. Dead plants, trees, bushes, tree stumps and palm fronds must be removed. In the front of the home, hedges and bushes (but not trees) in front of windows must not cover more than 1/4 of the window. In the front of the house: bushes cannot exceed a height of 6 feet; potted plants are limited to 12; 2 Shepherd hooks are allowed but only in planter beds. Window planter boxes are allowed. No vegetable plants are allowed in the front yard. Exceptions, if permitted, will require ACC approval.</p>	CCR ARTICLE 6 ACC GUIDELINES
Planting Bed Mulch & Fillers	<p>Plant areas must be filled in with some type of mulch or filler and not bare dirt. Mulch, pine bark and rocks are permitted in planting beds. The HOA Florida Friendly Landscaping Guidelines above can also apply.</p>	CCR ARTICLE 6 ACC GUIDELINES
Borders/Curbing Installation	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing landscape borders, curbing or walkways. Submit a copy of a lot survey showing the materials to be used, the location and the color scheme.</p>	CCR ARTICLE 6 ACC GUIDELINES
Trees	<p>Aberdeen Creek values our tree lined streets and unless an exception is granted there should be at least one tree in front of each property. Trees removed from a front yard or the Right of Way will usually require replacement of the tree and the replacement tree must be an approved variety of tree following Hillsborough County guidelines.</p> <p>Hillsborough County requires that you obtain a permit to removecontinued next page....</p>	CCR ARTICLE 6 ACC GUIDELINES

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**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

LANDSCAPING – continued from previous page

Item	Architectural Committee (ACC) Guidelines	References
Trees ..continued..	<p>trees of a certain type and size anywhere on a residential property and the County may also require replacement of the tree. Check the County website for instructions.</p> <p>Before removing any tree in front of the house or a tree over 12” diameter elsewhere on the property you must complete these steps and obtain both ACC and – if required – County approval:</p> <ul style="list-style-type: none"> ➤ STEP 1: Submit an ACC Change Request form specifying: the work to be done; the tree location; the type of tree to be removed; that you will apply for and obtain a County permit if one is required; and if the tree is in the front yard or Right of Way: 1) confirm that the stump will be removed; 2) your plan to replace the tree (if required) with an approved variety and size of tree ACC Approval – if given -- will be contingent on your applying for a Tree Removal Permit from Hillsborough County. ➤ STEP 2: If you receive ACC contingent approval you must then apply for a Hillsborough County Tree Removal Permit if required and submit a copy of the Permit to the HOA Management Company before beginning work. ➤ Make sure your contractor is licensed and insured. <p>Trees on the street side of the property must be trimmed to a height of 18 feet over the street and 8 feet over the sidewalk to allow clearance for commercial trucks and pedestrians.</p> <p>Trees anywhere on the property must be maintained to keep them healthy.</p>	
<p>Property Line Tree Encroachment</p> <p><i>An Information-Only Item</i></p>	<p>Tree encroachment issues between neighbors are not an HOA issue.</p> <p>The following information is based on a website reference: http://realestate.findlaw.com/neighbors/ and is only intended to provide a legal frame of reference for homeowners encountering problems with encroachment from a neighbor’s trees or shrubs. A landowner has a duty to prevent nuisances which might adversely affect the property of an adjoining landowner. Discussions between neighbors are encouraged to amicably resolve encroachment issues. Details on this topic are provided on the above website.</p> <p>Property owners in Florida have the right to cut off branches and roots that stray into their property. As a general rule a property owner who trims an encroaching tree belonging to a neighbor can trim only up to the boundary line and must obtain permission to enter the tree owner's property, unless the limbs threaten to cause imminent and grave harm.</p>	ACC GUIDELINES

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

DRIVEWAYS AND SIDEWALKS

Item	Architectural Committee (ACC) Guidelines	References
Driveway and Sidewalk Modifications and Maintenance	<p>The 2019 CC&R Amendment removed restrictions on driveway and sidewalk reconstruction and repair. However, an ACC Change Request must always be submitted to the ACC and approved prior to installing or modifying driveways or sidewalks.</p> <p>Aprons added to widen driveways must be 27" or less – ACC approval is required.</p> <p>Driveways and Sidewalks need to be free from mold, mildew, dirt, oil stains and debris and pressure washed when necessary. A concrete sealer can help to reduce the number of times concrete needs to be cleaned and/or pressure washed.</p> <p>Sidewalks are repaired by Hillsborough County and they should be contacted when repairs are needed.</p>	<p>CCR SECTION 7.8 ACC GUIDELINES 2019 AMENDMENT</p> <p>CCR SECTION 1.11 CCR SECTION 2.10</p>

PARKING

Item	Architectural Committee (ACC) Guidelines	References
Approved Vehicle Guidelines	<p>"Permitted vehicles" may be parked in driveways and on streets subject to the Parking Restrictions listed below. A "permitted vehicle" shall mean a licensed motor vehicle which is: (1) a passenger automobile or van (including high-top conversion vans or sport vehicles with oversized tires, but excluding a trailer, motor-home or recreational vehicle), (ii) a motorcycle, or (iii) a pickup truck provided such pick-up truck can be otherwise completely concealed within a standard sized garage of up to 8' in height, (iv) a vehicle used for commercial purposes provided that the vehicle is no larger than a passenger automobile or van. Specifically excluded are trailers, box trucks, step vans, buses, passenger transit vehicles, limousines, RV's and other vehicle types as may be specified from time to time by the Board with the exception noted below. Permitted vehicles must have a current license tag and be regularly used as a motor vehicle on public rights-of-way. Permitted vehicles must not have visible commercial signage.</p> <p>Exceptions: boats, trailers and recreational vehicles shall only be permitted on the property under 2 conditions: (1) they cannot be on the property beyond 48 consecutive hours; (2) they cannot be on the property more than 5 total overnight stays per month.</p>	<p>CCR SECTION 7.7 2019 AMENDMENT</p>

...continued on next page

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

PARKING – continued from previous page

Item	Architectural Committee (ACC) Guidelines	References
<p>Parking Restrictions and Safety Violations</p> <p>See Hillsborough County Ordinances on Next Page</p>	<p>Parking or placement of any vehicle or other item is permitted in driveways and on streets except in: 1) areas designated as No Parking zones by the HOA Board; 2) areas prohibited by state, county or city codes; 3) if the parked vehicle will block access by any vehicle including county vehicles and first responders, 4) if the vehicle is parked across the street from another parked vehicle leaving less than 10 feet of space between the vehicles. Vehicles of any kind and other obstacles must not be parked or placed in driveways in a manner that blocks a sidewalk such that pedestrians, bicyclists and persons using mobility devices must leave the sidewalk to proceed around the vehicle or item. Parking on the grass in any Lot including the Right of Way and parking on the grass in any Common Area is prohibited except while actively loading or unloading materials or performing repairs.</p> <p>Violation of these restrictions may result in fines as designated from time to time by the Board. Vehicles of violators of these restrictions may be towed subject to compliance with state, county and city ordinances.</p>	<p>ACC GUIDELINES</p>
<p>POD and Dumpster Restrictions</p>	<p>A POD may be placed in a driveway for up to 7 days for loading or unloading when an owner is moving in to or moving out of a house, or during construction when additional temporary storage is required. Request ACC approval if additional time is required.</p> <p>A dumpster may be placed in a driveway during active construction for a maximum of 7 days. If a dumpster is required for more than 7 days ACC approval is required.</p>	<p>CCR SECTION 7.7</p>
<p>Vehicle Maintenance or Repairs</p>	<p>No vehicles or other items which are inoperative or abandoned shall be permitted on any Lot for a period in excess of forty-eight (48) hours unless such item is entirely within a garage.</p> <p>No major repairs shall be performed on any vehicles or items on any Lot except within a garage and under no circumstances shall such repairs be performed if the result is the creation of an unsightly or unsafe condition as may be determined by the Board.</p>	<p>CCR SECTION 7.7</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

OTHER ITEMS INSTALLED ON LOTS

Item	Architectural Committee (ACC) Guidelines	References
Mailbox Replacement and Maintenance	Replacement mailboxes must conform to the HOA's published Mailbox Replacement Guidelines that are posted on the HOA website. Replacement mailboxes must be a Pro Hampton 8x10 white mailbox with a white PVC mailbox post, Gothic post cap, cross-arm design, with a gusset support. The address numbers must be 2" reflective black numbers displayed on the side of the mailbox facing the mail delivery vehicle's approach and centered in the mailbox side panel. Mailbox Replacement Guidelines are on the HOA website. Dirt, mildew and mold needs to be removed from Mailboxes. Mailboxes need to be straight and upright and cannot be missing any parts.	CCR SECTION 7.12 ACC GUIDELINES CCR SECTION 1.11 CCR SECTION 2.10 MAILBOX GUIDELINES
Flags and Flag Poles	The height of a freestanding flag pole may not exceed the highest point of the house. Locate underground utility lines prior to digging for installation of a flag pole (contact Sunshine 811). Only American and US Military flags may be displayed. Flags may not be larger than 6'. Please follow proper flag etiquette.	ACC GUIDELINES FS 720
Clotheslines	No permanent outdoor clotheslines may be installed or kept on any Lot except that portable rotary type or reel type clothes lines are permitted in the rear yard only and must be stored when not in use. On corner lots clothes lines shall not be placed within (20) feet of a side street.	CCR SECTION 7.6 2009 AMENDMENT
Yard Signs	No sign of any kind will be displayed to public view within the Property except: one (1) Owner installed sign of not more than six (6) square feet in size advertising a property for sale or rent; and No Trespassing, No Solicitation, Beware of Dog or such similar signs by the dwelling front door or affixed to the front of a dwelling not to exceed one-half (1/2) square foot in size and approved by the Association as to color and content. No sign shall be lighted. No other advertising or third-party signs shall be permitted other than Realtor provided For Sale or Rent signs. Signs indicting the location of an event at a property or congratulating an occupant (i.e. a birthday party, garage sale, graduation, a team win) may be displayed for up to 48 hours. Contractor signs can be displayed while work is underway and must be removed promptly when work is finished. No signs are allowed in the common areas with the exception of garage sale and open house signs displayed for up to 48 hours. Chemical and fertilizer lawn treatment signs should be removed no later than 48 hours after application has been completed.	CCR SECTION 7.1
Exterior Water Softeners	An ACC Change Request must be submitted to the ACC and approved prior to installing an exterior water softener. An exterior softener must be screened by landscaping or by appropriately-sized white vinyl fencing -- submit a property survey drawing showing the location of the water softener and proposed landscaping and/or fencing.	ACC GUIDELINES

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**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

OTHER ITEMS INSTALLED ON LOTS – continued from previous page

Item	Architectural Committee (ACC) Guidelines	References
Seasonal Lights	Seasonal lights should be installed no earlier than one week before Thanksgiving and removed by January 15th.	ACC GUIDELINES
Solar Collectors	Solar Collectors are considered Renewable Energy Sources. A homeowner cannot be denied the right to install a Solar Collector; however the location and orientation of the solar collector is subject to ACC approval (with certain statutory limitations). An ACC Change Request must be submitted to the ACC and approved prior to installation.	CCR SECTION 7.6 FS 163
Exterior Generators	An ACC Change Request must be submitted to the ACC and approved before installation of a generator. You must conform to County and State Building Codes that have strict requirements regarding the placement and hookup of generators and you must obtain all required permits, inspections and approvals. HOA requirements are: generators must be placed only at the side or rear of the dwelling a minimum of 15' back from the front line of the dwelling; the generator must be located either behind a fence or landscaping to screen the equipment from the street; the impact of the proposed placement of the generator on adjacent neighbors must be considered. Limited exceptions may be considered for dwellings on corner lots.	CCR SECTION 7.6

OCCUPANCY & RENTAL RESTRICTIONS

Item	Architectural Committee (ACC) Guidelines	CCR Reference
Rental Restrictions	<p>No Owner may lease or rent a Dwelling during the first one year of ownership of that Dwelling. A Dwelling is deemed to be leased or rented if it is occupied by any person other than the owner of that Dwelling who does not have a residence elsewhere while the owner of the Dwelling resides elsewhere.</p> <p>No Dwelling shall be leased or rented for a period of less than one year.</p> <p>A Lease/Rental Approval Policy is in effect. All leases, rentals and renewals of same are subject to the CCR Declaration and Amendments and the Bylaws and the lessee / renters must be approved for occupancy in writing by the Board of Directors of the Association. A Lease/Rental Application process is in effect requiring submission of an application with a processing fee to cover the cost of background checks of all prospective tenants over 18.</p>	CCR SECTION 7.15 PER 2009 AMENDMENT

...continued on next page

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

OCCUPANCY & RENTAL RESTRICTIONS – continued from previous page

Item	Architectural Committee (ACC) Guidelines	References
Occupancy by Sexual Offenders or Predators	Subject to applicable federal, state, county and municipal statutes no residence shall be occupied by a sexual offender or sexual predator. Any person so designated who is a resident at the time the Amendment is recorded and who maintains continuous residence shall be allowed to remain provided they are registered with the Association within 30 days following adoption of this Amendment.	2019 AMENDMENT

TRASH

Item	Architectural Committee (ACC) Guidelines	References
Trash	<p>Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the Property, except inside a Dwelling, or in sanitary containers completely concealed from view.</p> <p>No trash containers shall be placed at curbside for pickup more than twenty-four (24) hours prior to the scheduled day of collection. Trash containers must be removed from the curb by midnight of the day of trash pickup.</p> <p>Hillsborough County trash collectors will not collect items that do not fit in the trash container. You are responsible for proper disposal of such items.</p> <p>Yard waste created during property cleanups should be placed in appropriate containers and set out for collection as noted above. Yard waste that will not fit in trash containers may be placed at the curb during the preceding weekend for collection at the next regularly scheduled date for yard waste pickup.</p> <p>Nothing is to be placed in or dumped into the community storm sewers.</p> <p>County Trash & Yard Waste collection guidelines can be found on the HOA website.</p>	CCR SECTION 7.5

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Effective Date: January 30, 2020 (Updated 01/05/2021)**

ANIMALS

Item	Architectural Committee (ACC) Guidelines	References
Animals	<p>No livestock or poultry are permitted. No more than 4 dogs, cats or other conventional pets can be kept. No animals can be kept, bred or maintained for commercial purposes.</p> <p>Each owner must clean up pet waste immediately. No pet shall be permitted to run at large outside a Lot.</p> <p>No pets are allowed to disturb neighbors with excessive or repetitive noise. All pets outside of a dwelling shall be properly leashed or shall be kept within an approved fence area. No outside animal pen, cage or shelter shall be constructed without ACC approval. Fenced dog runs are not permitted.</p>	CCR SECTION 7.4

NUISANCES

Item	Architectural Committee (ACC) Guidelines	References
Nuisances	<p>No activity is permitted, nor may any object or substance be kept, stored, or permitted anywhere within the property in violation of the law.</p> <p>No owner shall cause or permit any unreasonable or obnoxious noises or odors or waste and no obnoxious, destructive, illegal, or offensive activity that constitutes a nuisance to any Owner or to any other person lawfully residing within the Property.</p>	CCR SECTION 7.2

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ACC CHANGE REQUEST FORM

The ACC Change Request Form and instructions can be found on the HOA website www.aberdeencreekfl.com

Aberdeen Creek HOA - Architectural Control Committee ("ACC") ACC Change Request Form			
Request Date		Review Date	ACC Ref. No.
Name			
Signature			
Address		Phone	
	Riverview, FL 33569	Email	
To: Architectural Control Committee Aberdeen Creek HOA c/o Excelsior Community Management 6554 Krycul Avenue Riverview, Florida 33578-4330 eMail: AberdeenCreekHOAManagement@tampabay.rr.com Tel: 813 349-6552 Fax: 813 349-5865			<div style="border: 1px solid black; background-color: yellow; padding: 2px; width: fit-content; margin: 0 auto;">Home Owner To Complete</div> <div style="border: 1px dashed black; background-color: lightblue; padding: 2px; width: fit-content; margin: 2px auto;">ACC To Complete</div>
Description of Change			
Attachments Provided (circle one)	YES	NO	
Start Date		Completion Date	
The Exterior Change Request has been: <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED			
Approved	Disapproved	Committee Member	Signature
Architectural Committee Comments			
REQUEST INSTRUCTIONS			
1. The Aberdeen Creek property owner must submit the Change Request form in advance of making changes. Carefully review CCR and Amendment documents and ACC Guidelines prior to submitting request. Refer to http://www.aberdeencreekfl.com/ 2. Describe in detail the changes being planned and attach drawings or documents as needed. 3. Projects must begin within 90 days of approved start date and be completed by the scheduled completion date; otherwise a new request must be submitted. 4. Applicant must obtain all legal documentation and permits as outlined in county and state codes and must accept the responsibility and liability for third party contractors.			