



La Collina

Architectural Design Guidelines

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INTRODUCTION

DESIGN GUIDELINES OVERVIEW

All Homes proposed for construction in La Collina are subject the Declaration of Covenants, Conditions, and Restrictions for LA COLLINA (“Declaration”), and the articles of incorporation and bylaws for the La Collina Homeowners Association, Inc. (“Association”), and subject to the review and approval of the Architectural Review Committee (ARC). The ARC will review and approve all aspects of new construction (and later modifications) of the homes including landscaping, patios and decks, swimming pools, shutters, awnings, fences, accessory buildings, play structures, painting or other alterations of a dwelling including doors, windows and roof, and other exterior construction or outdoor ornamentation.

Design guidelines are established to ensure and implement consistent and high-quality design standards. They will serve as a framework for design concepts and provide performance and quality standards that will guide the design and construction of houses in La Collina.

No exterior home improvement may be started without the ARC’s final approval of the building plans and specifications. The plans and specifications must meet the minimum Architectural Review Submittal Requirements outlined on page 4.

The Declarant under the Declaration reserves the right to revise and update the design criteria as well as the performance and quality standards at any time in order to respond to future community requirements as well as to new product development and innovations within the home building industry.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) shall consist of the Declarant until all new homes within the project have been completed or the Declarant elects to assign its ARC responsibilities to the Association or others.

FUNCTIONS OF THE COMMITTEE

1. The ARC will evaluate each of the housing units or improvements/modifications proposed for construction to assure conformity with the design criteria, performance and quality standards set forth in the Architectural Guidelines as well as compatibility with the adjoining sites and common spaces.
2. If conflicts arise between the submitted application and the Architectural Guidelines, the ARC shall have the sole discretion to interpret the standards and render a decision.
3. The ARC has the right to grant variances from the Architectural Guidelines in accordance with the Declaration.
4. The ARC has the right to monitor and oversee the design and construction process in order to ensure conformance with the approved plans and the standards set forth in the Architectural Guidelines.
5. The ARC shall review and respond to each request within thirty (30) days. All approvals will be in writing.

SECTION ONE: REVIEW PROCESS

ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS

A complete design submittal to the Architectural Review Committee shall include the following:

1. One copy of current lot survey. Base data pertaining to lot lines, topography, easements, existing significant vegetation etc., including all existing trees over 4 inches in diameter are to be shown on the survey.
2. One copy of proposed changes to current lot survey indicating exact locations of structures, driveways, swimming pools, walls, mailboxes, air-conditioning units, walks, patios, decks and existing trees to remain or to be removed. Site Plans will include lot dimensions, location of lot corners, proposed grades, etc.
3. Exterior building materials and color scheme including any exterior stone, brick or siding type and color; roof type and color; front door, trim color and accent colors.
4. One copy of a landscape plan showing landscape concept, decks, patios, walkway and lighting. Irrigation System plans are required on all lots in La Collina. Landscape plan must show all new planting and any existing trees. The quantities and sizes of plant materials must be noted. Common names of all plant material must be indicated on the plans.
5. The ARC shall review and respond to each request within thirty (30) day of receipt of a properly submitted request. An initial submission shall be reviewed by the ARC at no cost a, however, should an initial design be rejected by the ARC because of failure to meet the Guidelines' minimum standards and a subsequent review is required, the ARC reserves the right to charge a \$200.00 Architectural Review Fee payable to La Collina Homeowners Association, Inc. for the subsequent submission and an additional \$200.00 fee for each subsequent submission thereafter.

MODIFICATIONS

The ARC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing structures in accordance with the Architectural Guidelines. All modification requests must be submitted using the "Architectural Review Committee Submittal Form" found in EXHIBIT A.

ORDINANCE AND STANDARD COMPLIANCE

Architectural Review Committee approval does not substitute for, or ensure, compliance with the requirements of all public agencies having jurisdiction over the project, including but not limited to Hillsborough County. Each builder and homeowner must comply with all zoning regulations, agreements and ordinances established by Hillsborough County and applicable governmental agencies at the time of purchase and development.

Any charges required to comply with applicable municipal codes that are subsequent to the ARC's final approval must be resubmitted to the ARC for its approval. The committee may request a meeting to discuss modifications of the drawings of the specifications.

In addition, the ARC's approval does not take away the homeowner's responsibility of meeting all Architectural Design Guidelines.

SECTION TWO: DESIGN CRITERIA

SITE STANDARDS

The Developer has provided a neighborhood-grading plan in addition to other planning and implementation guidelines and procedures, to minimize alteration to the land and impact to the ecosystems. Care shall be taken to

minimize alteration to the land and impact to the ecosystems. Care shall be taken to preserve vegetation, topography and the natural grades and drainage systems of their yard and surrounding areas. This philosophy must be followed at all level of development.

All lot grading and top of foundation elevations must be planned and constructed in accordance with the La Collina master grading plan and the Hillsborough County lot grading ordinances. Any deviations from the master grading plans, for any lot, must be approved in writing, in advance.

Prior to commencing clearing and construction, a silt fence must be installed on any lot that abuts a park, or any lake, wetland, conservation area or common area.

TREE PRESERVATION

No trees may be removed without the express written approval of the ARC. Locations, sizes, and species of all existing trees must be shown on lot surveys and building site plans submitted for design review. Hillsborough County's tree preservation ordinance must also be followed.

WINDOW & DOOR EMBELLISHMENTS

One inch (1") raised and four inch (4") wide band or vinyl shutters must decorate all front windows and doorways. Stucco band thickness is measured from the underlying structural wall. The band will appear to be approximately one-half inch (1/2") thick relative to the cementitious coating.

Side and rear windows must be framed with either vinyl shutters or a four inch (4") scored band.

DRIVEWAYS

Driveway materials to be manufactured concrete pavers continuous from garage to street with no break for the sidewalk. Concrete, asphalt, gravel, tile or any other driveway materials than approved pavers are prohibited

MONOTONY CONTROLS

The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between Properties. Houses shall be sited and oriented to best take advantage of views and open space. View of orientation towards other houses shall be avoided wherever possible.

In order to encourage diversity and add visual interest to the streetscape, houses shall be required to have sufficient differences in both front elevation and color schemes. Same house elevations and base house colors shall be separated on the same side of the street by a minimum of two (2) homes and cannot be identical to the home directly across the street.

Approval color variations shall be within a family or range of aesthetically complementary and compatible colors. The ARC shall also evaluate the proposed house trim colors and their relationship to the main fieldcolor. Paint colors, for the main body of the residence as well as the trim and doors, shall be first approved by ARC. Color samples must be submitted for all exterior colors proposed for the residence. The main body color shall all be of a uniform monochromatic subdued tone and must confirm to the color scheme of the community. The trim and door colors may be lighter or darker but should be part of a palette enhancing the main residence color. Painting any part of a residence, including the door or trim, with colors that have not been approved shall be considered a violation.

GUTTERS AND DOWNSPOUTS

Gutters must match the soffit and fascia. Downspouts must match the soffit and fascia or match the main house color. Gutter must be installed around the entire perimeter of the house. Partial gutters may be installed as part of a screen enclosure.

SIDE ELEVATIONS

The side elevations of houses on corner lots and lots adjoining parks, common areas, rights-of-way, and open space will have additional landscaping as an ARC requirement.

GARAGE AND PARKING

Exterior parking pads constructed of any material, whether in front yards, side yards or rear yards are strictly prohibited throughout La Collina.

Garage doors may be equipped with automatic garage door openers. All garage doors may be required to be paneled and/or provide window relief. No boats, trailers, or recreational vehicles of any kind can be stored outside the residence. Flares at curb are suggested for ease of driver when entering driveway. Edge of driveway pavement shall be no closer than five (5) feet to property line. Driveway width shall be no more than width of garage door plus two (2) feet or twenty-one (21) feet whichever is less. Driveway width shall be measured on house side of sidewalk. Flares at curb shall be kept to a minimum and at no time closer than five (5) feet to the property line.

Homes constructed with three-car garages shall have driveway widths no more than the width of the garage doors plus two (2) feet (one foot maximum on each side) as measured at the house. The intent of this provision is to provide a "tapered" edge leading to the three-car garage to minimize driveway pavement adjacent to the sidewalk.

DECK/PATIO INSTALLATION SPECIFICATIONS

All proposed deck/patio installation must be submitted to and approved by the ARC prior to installation. (See submittal form in EXHIBIT A).

The following information must be included with each submittal:

1. One copy of current lot survey with the house footprint indicating the exact location, size and distance from side and rear property lines of the proposed deck/patio.
2. The complete dimensioned construction detail drawing of the deck/patio including: size, type and dimensions of lumber and other materials, finish, style, height from ground to base-board, and vertical elevation details of all railings, seats, privacy walls and stairs.

MATERIAL REQUIREMENTS: Approved deck materials are pressure-treated pine and Ultraviolet Resistant PVC. Deck skirting must be of 1" thick lattice or Ultra-violet Resistant PVC lattice. Patios must be of concrete, brick or unilock brick materials.

COLOR REQUIREMENTS: Wooden decks must be left natural or stained in clear or wood tone colors only. Painted decks must match the color of the house or be painted white. Submit a color sample for PVC decks. All wooden deck screening and privacy screens must be finished to match the deck. Deck screening of PVC material should match the PVC deck or be white if screening a wooden deck. Patio concrete or brick material colors should complement the house's siding color. No deck/patio construction can extend into a screen planting easement or required side setback. No deck shall be constructed within five (5) feet of a rear lot line. Decks more than 18" above grade must have lattice screening under the deck. Requirements of Hillsborough County or State of Florida regulatory agencies may be more restrictive than above. The more restrictive condition shall be enforced.

ACCESSORY BUILDINGS

Greenhouses, playhouses and other freestanding structures must be approved in writing by the ARC prior to construction. No storage sheds are permitted.

The following items must be supplied for submittal to the ARC:

1. One copy of a current lot survey indicating the location of the house with the proposed accessory building in relationship to the existing house and all adjacent property lines. The survey must be drawn to scale and be fully dimensioned.
2. A color photo, brochure or scaled drawing showing what the new facility will look like.
3. A description of the exterior of the building specifying roofing, siding and trim materials and colors.
4. One copy of the current landscaping plan indicating the specific landscape screening including plant materials and sizes.

SCREENING AND BUFFERING

Water softeners, sprinkler controls, trash containers and other similar utilitarian devices must be fully screened from view and not visible from roadways, adjoining property and common areas. Screening or buffering may be accomplished using approved walls and/or landscape materials providing 100% opacity. If fencing is used, it must be tan PVC.

Air conditioning units may be required to be shielded and hidden so that they are not readily visible from the common areas or adjacent parcels. No window or through-wall air conditioning units shall be installed in any residential unit except as approved by the ARC.

LANDSCAPE

Landscape Architecture of each home site is extremely important for the maintenance of a visually attractive community and investment protection of the homeowners. To ensure the overall beauty of the community, the ARC has the authority to approve or disapprove landscape plans for the home sites.

A landscape plan must be prepared. The plan will be based upon the final site plan and architectural elevations of the residence and shall be submitted to the ARC with Final Plans.

The ARC reserves the right to review all landscape plans, and quantities to verify compliance with the intent of this provision.

A minimum of fifty percent of all trees and shrubs must be native to Central Florida. Trees shall be nursery grown. All trees and shrubs must be Florida grade No. 1 and be selected from those shown on EXHIBIT B.

IRRIGATION: Except as otherwise provided below, all residential home site lots shall install and maintain an underground, fully automatic, 100% overlap coverage irrigation system. An irrigation plan must be submitted to the ARC for review and approval. The irrigation plans shall be designed and installed according to the "Florida Irrigation Society" standards. The Forty Foot and Fifty Foot Lots will contain the Association's master irrigation system.

LANDSCAPING MAINTENANCE: It shall be the responsibility of the homeowner (excluding maintenance free homes) to properly maintain all street trees, original groundcovers, turf and irrigation. In the event that any tree, shrub, groundcover or turf area exhibits signs of decline or pest infestation, the homeowner shall take immediate action to remedy the problem. If the trees, plant materials, or turf dies, then the homeowner may propose a substitute to the ARC for the material being replaced. The irrigation system shall be monitored to apply the correct amount of water for trees, shrubs groundcovers and turf areas. The irrigation system will be run and water applied according to local governing requirements. No over spray of walks, streets or adjacent properties allowed.

Any Landscape and Fence Buffer Easement is for installation and maintenance of landscaping (including trees), boundary fence, utility, and irrigation facilities. Each Owner of a Lot subject to a Landscape and Fence Buffer Easement shall have

primary responsibility, at such Owner's expense, to maintain the landscaping and trees, and fence installed in the Landscape and Fence Buffer Easement, which maintenance shall include watering all landscaping and trees therein. The Owner of a Lot subject to a Landscape and Fence Buffer Easement may install a fence, subject to compliance with the Declaration and these Architectural Guidelines. Any trees located in the Landscape and Fence Buffer Easement that die or become substantially damaged shall be replaced by the Owner at Owner's expense.

RECREATIONAL ITEMS

Play equipment shall be allowed but is restricted to rear yards. All play equipment must be submitted and be approved by the ARC prior to installation. The play area must be screened from adjacent property or from street by an approved fence or landscaping to a height of six feet above finished grade. Play sets and equipment must fit within a 12-foot by 12-foot area located on the Final Site Plan and screening must be indicated on the Landscape Plan.

BASKETBALL STANDARD INSTALLATION SPECIFICATIONS

All proposed basketball standard installation must be submitted to and approved by the ARC prior to installation (See submittal form in EXHIBIT A).

The only type of basketball standard approval for La Collina includes a backboard made of clear acrylic in a rectangular or fan shape. Backboards may not contain team or advertising logos, bright colors or any type of advertising, other than the manufacturer's company identification logo. Only black metal poles are allowed and must be installed in a location based on the following: 1) at a minimum of 10 feet from the lot side of the public sidewalk and along the outside edge of your driveway or 2) rear yard installations may be approved on a case-by basis. Note: Clear backboards and black poles tend to blend into their surroundings and are less noticeable, providing a neat, uniform appearance throughout the entire community.

Information Needed with Submittal: 1. One copy of current lot survey must be submitted with your house footprint indication the exact location of the proposed basketball standard on your lot. Also identify any nearby flowers or bushes on neighboring lots which could be impacted by your installation and identify how you will protect them.

2. Submit the complete details of your proposed basketball standard including photographs or catalog sheet of the exact make and model you propose to install. Please use submittal form found in EXHIBIT A.

MAILBOXES AND HOUSE NUMBERS

All mail delivered from the USPS is delivered to the Mailbox kiosk station. No mailboxes can be constructed at individual homesites.

The Association does not and will not solicit vendors to paint address numbers on the sidewalk. Painted addresses on the sidewalk or road are not permitted in La Collina.

ANTENNAS AND SATELLITE DISHES

All exterior antennas and all satellite dishes in excess of one meter in diameter are prohibited in La Collina. For satellite dishes, less than one meter in diameter, prior to installation, homeowners shall submit detailed plans to the ARC for all proposed installations, properly scaled and dimensioned, for review and approval. Satellite dishes and antennas shall not be placed on the front of the home nor should they be able to be seen from the street.

SIDEWALKS

Entry walks to home must commence at the driveway and terminate at the front door/porch and not terminate at a public sidewalk. It shall be the responsibility of the homeowner to properly maintain sidewalks located within the property lines.

LIGHTING

Any exterior house lighting for aesthetic purposes shall be kept close to the exterior wall of the house. Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and street. No light trespass will be permitted onto adjacent properties or common areas. No color light sources shall be permitted unless seasonal or temporary in nature. Landscape lighting installed at a low maintenance villa will be done so at the owner's own risk. Landscapers will not be responsible for cutting wires that are not completely buried or damaging lighting that is not well incorporated in the landscape.

HOLIDAY AND RELIGIOUS LIGHTS AND DECORATIONS

A reasonable number of holiday and religious lights and decorations may be displayed on a Lot for up to thirty (30) days prior to a publicly observed holiday or religious observance and up to thirty (30) days thereafter without prior approval, subject to the right of the Association, Declarant or Property Owner to require removal of any such decorations which it deems to (A) be excessive in number, size, or brightness, relative to other Lots in the area; (B) draw excessive attention or traffic; (C) unreasonably interfere with the use and enjoyment of neighboring properties; or (D) cause a dangerous condition to exist. The Association shall have the right, upon thirty (30) days prior written notice, to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision. The Association, and the individuals removing the lights and decorations, shall not be liable to the Owner for trespass, conversion, or damages of any kind except intentional misdeeds and gross negligence.

FLAGS

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the Association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the Association, one official United States flag, not larger than 4' 1/2 feet by 6' feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

GARBAGE CONTAINERS

Storage of all garbage containers shall be in the garage or shall be fully screened from view and are only permitted in the front of the house on collection day. Garage containers shall be compliant with county regulations.

CLOTHESLINES

The installation of clothesline and clothes poles for outdoor drying of clothes within any lot is prohibited.

SIGNS

No sign shall be placed on any Lot or other portion of the subject property, and no signs shall be placed in or upon any residence which are visible from the exterior of the home, without the prior written consent of the ARC. No for rent, or open house signs, balloons or the like are permitted. In the event any sign is installed on any LOT or on the exterior of

any home which violates this Paragraph, the Association shall have the right to remove such sign without notice to the OWNER, and the removal shall not be deemed a trespass and the ARC shall not be liable to the OWNER for the removal or for any damage or loss to the sign.

Exceptions: Exceptions to the above rule will include "For sale signs", Security signs, and Running for office signs.

1. For sale signs must be mounted on a white 4X4 post. They may not include an informational box.
2. Security signs or surveillance signs may be displayed but must not be larger than 5X7. These types of signs must be located in a flowerbed by the front door or to the side of the garage.
3. All political signs are prohibited except for five days prior to the said election and must be removed no later than two days after.
4. Special event signs such as "Happy Birthday" or "Happy Graduation" etc. are prohibited except for five days prior to the said event and must be removed no later than two days after.

SOLICITING

The distribution of all handbills, flyers or doorknob hangers, for the purpose of soliciting business or any other agenda is strictly prohibited at La Collina.

GARAGE SALES

Independent garage sales and the like are not permitted in the La Collina Subdivision. The Association Board may on occasion decide to procure a date for a community wide Garage or Yard sale. This will be at the sole discretion of the Association Board.

PLAY STRUCTURES AND SWINGSETS

All play structures and swing sets must be placed in the rear yard and out of the view from the street for all standard rectangle shaped lots. Structures should be less than 10' in height and should not create a nuisance to adjoining neighbors.

Structures must always be properly maintained and in good appearance.

Play structures must be screened from the roadway view with approved natural Hedging or approved fence material.

POOLS, SPAS AND ENCLOSURES

Pools and spas shall be located with respect to the main structure and relationship to the sun in both summer and winter and in the back yard only. Features such as existing trees, noise from pool equipment and views from adjacent properties can seriously impact the usage and enjoyment of pools and spas and shall be carefully considered before final placement is selected. Above ground swimming pools are not permitted.

Pools may be within a screened enclosure or surrounded by fencing. If a screen enclosure is desired, it must be constructed of bronzed aluminum color aluminum only. All fencing must meet ARC guidelines as outline within this document. Enclosures cannot exceed one story without prior ARC approval. The pool may be fenced with PVC or aluminum fencing and must meet all local ordinances. No aluminum roofing or sheet metal panels will be permitted over any pool.

Landscaping must be incorporated to help modulate and soften the overall appearance of the screened enclosure.

All pool and spa equipment may be required to be screened so that it is not visible from any street, common area or adjacent property. Screening or buffering may be accomplished by the use of approved walls and/or landscape materials providing 100% opacity.

TENNIS COURTS

Tennis courts are not permitted.

WALLS AND FENCING

Retaining walls will be faced with the same material as the structure it is in contact with or shall be made of compatible materials if it is a freestanding retaining wall.

All proposed fence installations must be submitted to and approved by the ARC prior to installation. (See example photos found in EXHIBIT C).

No fences or walls will be permitted in the front yard.

A few general guidelines will apply to all fences:

1. Fencing will be under scrutiny of the ARC to comply with design compatibility and shall be in keeping with the architectural style and materials used in the neighborhood.
2. Fence locations shall be submitted along with one copy of current lot survey.
3. Side walls attached to the house and integrated into the landscape plan will be subject to ARC approval.
4. Side yard fences will not be permitted within ten (10) feet of the front of the house and must be at least 5 (five) feet from the side lot lines for corner lots where fence runs along the street. The ten (10) feet shall be measured from the front horizontal boundary of the structure, not including the garage.
5. Forty-eight inch (48") or sixty inch (60") high 3-rail black powder coated aluminum fencing or seventy-two inch (72") high almond PVC fencing will be the only fencing permitted as rear yard fencing.
6. Fences cannot be placed on landscape easements except as expressly permitted in the Declaration regarding any Landscape and Fence Buffer Easement. Fences may extend into utility easements at the owner's risk.

DRAINAGE

No addition, modification, or improvement on any lot shall affect any drainage either on said lot, neighboring lot or common area. If an addition, modification, or improvement does have an unexpected impact or change in the way surrounding lands drain, the person or member making said improvement will be solely responsible for all costs to correct and to bring back lands to initial drainage capacity.

EXHIBIT A
ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM
LA COLLINA HOMEOWNERS ASSOCIATION, INC.

Directions:

1. Fill in requested information
2. Sign forms
3. Mail with proper postage to:
 LaCollina H.O.A. Inc.
 2005 Pan Am Circle #300
 Tampa, FL 33607

or Fax to: 813-873-7070

or email to:

beverly.pabon@merituscorp.com

Homeowner Name(s): _____

Address/Lot: _____

Phone/Home: _____ Work: _____

If you have any questions about this form, or what is required for your project, please contact the Agent for the Association.

- A. Brief Description: In the space below or on an attached page, give a description of the alteration, improvement, addition, or other change you would like to make to the exterior of your home (to avoid delays be as clear as possible). Please include such details as the dimension, materials, color, design, location and other pertinent data.

- B. Please attach to this document the following items:

- Lot Survey - as it current exists. **(REQUIRED FOR ALL REQUESTS)**
- Lot Survey - with annotated changes
- Landscaping modifications must indicate location and type of plants.
- Plans elevation or detailed sketch.
- Paint color chip for changes of exterior colors.

Other: _____

EXHIBIT A-2
HOMEOWNERS AFFIDAVIT

I have read and agree to abide by the Covenants and Restrictions of the Association. I understand and, in return for approval, I agree to be responsible for the following:

- For all losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others.
- To comply with all state and local building codes.
- For any encroachment(s)
- To comply with conditions of acceptance, if any, and
- To complete the project according to approved plans. If modification is not completed as approved, said approval can be revoked and the modification shall be removed at the owner's expense.
- Applicant further acknowledges that drainage swales have been designed and established between homes (side yard) to carry storm water off the lot and to maintain positive drainage away from the home. The Association or Developer shall not be responsible for any effect proposed landscaping installation may have on this drainage. The applicant shall be responsible.
- Access for all approved work shall be from the owner's property and not from common areas or neighbor's property.

I also understand that the ARC does not review and assumes no responsibility for the structural adequacy, capacity, or safety features of the proposed construction, alteration, or addition; for soil erosion of uncompact or unstable soil conditions, for mechanical, electrical or any other technical design requirements for the proposed construction, alteration or addition; or for the performance, workmanship or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of the ARC or the Board of Directors. If the modification is not approved or does not comply, I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorneys' fee.

Date of Request

Homeowner's Signature

DO NOT WRITE BELOW THIS LINE

Approved by ARC

Approved subject to the following conditions:

Pending, insufficient information. Resubmit requested information.

Be sure to include the following:_____

Denial – not approved for the following reasons:

By:_____

Signature of ARC Member or Agent

Date

EXHIBIT B

LA COLLINA PLANT MATERIAL PALETTE

CANOPY STREET TREES (Between sidewalk and street - Boulevard or Verge)

Botanical Name	Common Name
Acer barbatum	Maple
Grandiflora	Southern Magnolia
Quercus virginiana	Oak, Live

UNDERSTORY TREES (In front or rear of house)

Botanical Name	Common Name
Cupressocyparis leylandii	Leyland Cypress
Eriobotrya japonica	Japanese Loquat
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex x attenuate E. Palatka	East Palatka Holly
Ilex x attenuate "Savannah"	Savannah Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Myrica cerifera	Wax Myrtle
Parkinsonia aculeate	Jerusalem Thorn
Photinia x fraserii	Photinia Tree
Standard Prunus angustifolia	Chicksaw Plum
Pyrus calleryan "Bradfordii"	Brandford Pear
Cercis Canadensis	Ester Redbud

PALM TREE ACCENTS

It is recommended that palms only be used as accents to supplement the plantings of trees and to give appropriate scale to vertical structures.

Botanical Name	Common Name
Acoelorrhaphe wrightii	Paurotis Palm
Butia capitata	Pindo Palm
Chamerops humilis	European Fan
Livistona chinensis	Chinese Fan Palm
Phoenix canariensis	Canary Island Date
Phoenix dactylifera	Medjool Date Palm
Phoenix reclinata	Senegal Date Palm
Phoenix roebelinii	Pygmy Date Palm
Beaucarnea recurvata	Ponytail Palm
Phoenix sylvestris	India Date
Palm Sabal Palmetto	Cabbage Palm
Syagrus romanzoffianum	Queen Palm
Washington robusta	Washingtonia Palm

PROHIBITED PLANT MATERIAL

<u>Botanical Name</u>	<u>Common Name</u>
Casuarina equisetifolia	Australian Pine
Melaleuca leucadendron	Punk Tree
Schinus terebinthifolius	Brazilian Pepper
Melida azedarach	Chinaberry
Dalbergia sissoo	Rosewood

Other prohibited species: Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

LA COLLINA PLANT MATERIAL PALETTE

SHRUBS AND GROUNDCOVERS

<u>Botanical Name</u>	<u>Common Name</u>
Alpinia species	Ginger
Coralberry Aspidistra elatior	Arisida crenata
Azalea "Aaron White"	Cash Iron Plant
Azalea "Due De Rohan"	Aaron White Azalea
Azalea "Formosa"	Due de Rohan Azalea
Azalea "G.G. Gerbing"	Formosa Azalea
Azalea "George L. Tabor"	Gerbing Azalea
Azalea "Red Ruffle"	George L. Tabor Azalea
Azalea "Southern Charm"	Red Ruffle Azalea
Bougainvillea species	Southern Charm Azalea
Callistemon rigidus	Bougainvillea
Camellia japonica	Stiff Bottlebrush
Camellia sasanqua	Common Camellia
Cortaderia selloana	Sasanqua Camellia
Crinum americanum	Papas Grass
Crinum asiaticum	Sting Lily
Cupressus sempervierens	Giant Crinum Lily
Cycas revolute	Italian Cypress
Cyrtomium falcatum	King Sago
Dietes bicolor	Holly Fern
Dietes vegeta	Yellow Iris
Elaeagnus pungens	White African Iris
Eugenia uniflora	Silverthorn
Evolvulus glomerata	Surinam Cherry
Feijoa sellowiana	Blue Daze
Galphemia gracilis	Pineapple Guava
Gardenia jasminoides	Thryallis
Gardenia radicans	Grafted Gardenia
Gelsemium sempervierens	Dwarf Gardenia
Hedera Colchica	Yellow Jessamine
Hedera helix	Algerian Ivy
Helianthus debilis	English Ivy
Hamelia patens 'Grelmsiz	Dune Sunflower
Hemerocallis speceies	Lime Sizzler
	Daylily

Hibiscus species	Hibiscus
Hymenocallis latifolia	Spider Lily
Ilex x attenuate "Foseri"	Foster's Holly
Ilex cornuta "Bufordii"	Dwarf Holly
Ilex cornuta "Rotunda"	Globe Holly
Ilex crenata	Japanese Holly
Ilex "Nellie R. Stevens"	Stevens Holly
Ilex vomitoria	Yaupon Holly "
Schellings Dwarf	Schellings Holly
Illicium floridanum	Anise
Illicium parviflorum	Yellow Anise
Ipomoea pes-Capra	Railroad Vince
Jasminum mesnyi	Primrose Jasmine
Jasminum nitidum	Downy Jasmine
Jasminum volubile	Shining Jasmine
Juniperus species	Wax Jasmine
Lantana species	Junipers
Leucophyllum frutescens	Lantana
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Ligustrum sinense	Chinese Privet
Liriope muscari varieties	Liriope
Lobelia cardinalis	Cardinal Flower
Muhlenbergia capillaries	Hairgrass
Musa species	Banana
Myrcianthes fragrans	Simpson's Stopper
Myrica cerifera	Wax Myrtle
Nephrolepis species	Swordfern
Nerium oleander	Oleander
Ophiopogon japonicus	Mondo Grass
Osmantus fragrans	Tea Olive
Osmunda regalis	Royal Fern
Pennisetum setaceum	Fountain Grass
Pentas lanceolata	Egyptian Star
Philodendron selloum	Split-Leaf
Selloum Photinia x fraseri	Copper-Tip Photinia
Pittosporum tobira	Pittosporum
Plubago auriculata	Leadwort
Podocarpus macrophyllus	Yew Podocarpus
Polypodium scolopendria	Wart Fern
Portulaca grandiflora	Rose Moss
Purslane	Purslane
Pyracantha coccinea	Ppyracantha
Pyrostegia ensusta	Flame Vine
Rhaphiolepis umbellate	Yedda Hawthorn
Rumohra adiantiformis	Leatherleaf Fern
Sagittaria lancifolia	Arrowhead
Serenoa repens	Saw Palmetto

Spartina speceies	Cordgrass
Strelitzia nicholai	White Bird
Strelitzia reginae	Bird of Paradise
Trachlopermum asiaticum	Minima Jasmine
Trachlopermum jasminoides	Confederate Jasmine
Tripsacum dactyloides	Sesame Grass
Tripsacum floridanum	Florida Grama Grass
Tulbhagia violacea	Society Garlic
Vibrunum obovatum	Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa
Zamia furfuracea	Cardboard Plant
Zamia pumil	Coontie

Note: The ARC will make no written or implied guarantees regarding use of the above Plant Palette materials for specific sites within La Collina.

EXHIBIT C

FENCE SPECIFICATIONS

72" High PVC Privacy Fence

48" or 72" high black Avalon 3 rail fence on pond and water conservation lots



Lakeland almond PVC Privacy



Hollingsworth Almond PVC Privacy



Avalon 3 rail Black Powder Coated Aluminum