

HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC.

c/o Artemis Lifestyle Services
1631 E. Vine Street, Suite 300, Kissimmee, FL 34744
(407) 705-2190 | arb@artemislifestyles.com

ARCHITECTURAL APPLICATION

DATE: _____

Is this application a re-submittal of a previous application?
Yes / No (circle one)

The undersigned owner seeks approval of the ARB as follows (circle all that apply):

Pool/Spa	Screen Enclosure	Solar Heating Panels	Satellite Dish	Fence
Landscaping	Painting	Storm Shutters	New Construction	Other

Narrative Description of Addition/Alterations: _____

(Continue on Additional Sheet if Necessary)

INCLUDED (please circle all that apply):

Copy of Official Lot Survey Specifications for Alteration Color Swatches Material Sample Brochures Photographs
Drawings

Note: Copy of Official Lot Survey must be submitted with all applications. Please indicate on lot survey where alterations will be located on the property.

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances: including, without limitation, zoning ordinances, subdivision regulations, and building codes. Neither the ARB, Board of Directors or Management Company shall have any liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances.

SIGNATURE OF OWNER _____

PRINTED NAME _____

STREET ADDRESS _____

LOT & BLOCK NUMBERS _____ TELEPHONE (H) _____ (B) _____

EMAIL ADDRESS: _____

- **PLEASE ALLOW UP TO 30 DAYS TO RECEIVE AN APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD**

Proposed alterations may be reviewed for compliance either before and/or after completion.

ACTION OF THE BOARD

_____ RECOMMEND APPROVAL WITH CONDITIONS: _____

_____ REQUEST DENIED FOR THE FOLLOWING REASON: _____

Date: _____

Architectural Review Board Signature: _____

HAMPTON HILLS SOUTH HOMEOWNERS ASSOCIATION, INC. PLANNING, CONSTRUCTION AND DEVELOPMENT CRITERIA

All lots and dwellings in the property are subject to architectural review in accordance with this Article and the Planning, Construction and Development Criteria adopted and revised from time to time by the Architectural Review Board (the "Planning Criteria"). The Planning Criteria shall be written and made available to all builders in the property and to all owners or prospective owners. The Planning Criteria may include any matters considered appropriate by the ARB not inconsistent with the Declaration of Covenants, Conditions and Restrictions for Hampton Hills South, recorded in O.R. Book 6423, Page 1454 of the public records of Polk County, Florida, as amended from time to time (the "Declaration").

Please refer to Article IX of the Declaration for the exact wording of some of the restrictions for Hampton Hills South Homeowners Association. This Planning Criteria serves to further clarify the intent of the restrictions.

Failure to comply with the Planning Criteria and/or the Declaration, will result in fines levied against the home. Failure to correct any issues after being notified and fined could result in the association pursuing liens or further actions.

To avoid potential violations homeowners should contact their current property management company for specifications pertaining to your planned modification prior to work commencing.

Architectural Review Board: The Architectural Review Board (the "ARB") shall consist of no fewer than three members. **Submittals and re-submittals of plans shall be approved/disapproved within thirty (30) days after receipt by the ARB.** Owners will receive a written response to their application. All applications must include a lot survey showing the location of the proposed improvement on the survey and a completed application with all supporting documentation prior to beginning the improvement. All approvals will receive a written notification. Failure of the ARB to respond in writing to a submittal or re-submittal of plans within such period shall be deemed to be a disapproval of the plans as submitted or resubmitted.

Architectural changes performed without prior ARB approval are subject to fine. Architectural changes may be reviewed by the ARB for approval after the fact. The fines for review of an architectural application after the fact are as follows:

- For modifications with a cost of up to \$1,000, the fine assessed will be \$50.00
- For Modifications with a cost of over \$1,000 the fine assessed will be \$100.00

The Association has the right to request that any modifications constructed or erected without approval be removed at the cost of the owner.

Air Conditioning Units / Pool Equipment & Heaters/ Water Softeners / Generators: All air conditioners, pool equipment, pool heaters, water softeners and generators installed on the side of the homes must be approved by the Architectural Review Board prior to installation. Units must be screened from view from the street and neighboring lots. Plantings and shrubs that will form a hedge around the equipment are recommended, and must be approved by the ARB. The Association has the right to request that any unit installed without prior approval be removed at the cost of the owner.

Signs: One street number or name sign shall be permitted as provided in Article IX, Section 9 of the Declaration; however, they are restricted in location to a front landscaped bed. Owner must submit a layout of the street number or name sign along with dimensions for approval by the ARB.

Only one (1) For Sale or For Rent sign may be placed on a property. Signs must not contain more than four (4) square feet of surface area per side, with a maximum of two (2) sides. For Sale or For Rent signs may not be placed on the easement between the street and the sidewalk in front of a home. The association or its' representatives may enter upon any lot and remove and destroy any sign that violates these guidelines.

Mailboxes & Posts: All mailboxes and posts shall be maintained as originally installed by the builder of the home. No deviations from the originally installed color, style or height shall be permitted. Mailboxes and posts are to be kept clean and properly maintained at all times.

Exterior Electronic or Electric Devices: The preferred location for satellite dishes shall be on the side or rear of the home below the roof line. The Architectural review Board has the right to monitor and request movement of any satellite dish. All wiring for the satellite dish should be concealed, attached to the home and painted to match the exterior body color of the home. Ground mounted satellite dishes shall be screened from view with shrubbery that has been approved in advance by the ARB.

Fences and Walls: Please refer to the Fencing Guidelines for specifications on size, material, color, style and location of fencing within the community. Only wooden board-on-board or solid panel white PVC fencing is permitted. Picket fencing is required at the rear of home sites that back up to a conservation area or pond. All fence installations must be approved in advance by the Architectural Review Board prior to being erected. The Association has the right to request that any fence erected without prior approval be removed at the cost of the owner.

Sheds: Storage sheds shall not exceed the height of a six foot fence by more than 24 inches at its peak. Metal sheds shall not be permitted at any time. All sheds shall be painted or sided to match the exterior body color of the home and shall be positioned in such as way as to conceal

it from view as much as possible. The ARB may require mature landscape buffering around the shed to conceal its location. All sheds require approval by the ARB prior to being erected. The Association has the right to request that any shed erected without prior approval be removed at the cost of the owner.

Yard Accessories and Play Structures: All play structures shall be located in the rear of the home and shall require prior approval of the ARB prior to installation. Play sets may not exceed 12 feet in height and 12 feet in width and shall be constructed of wood or similar material. Entirely metal or aluminum play sets are not permitted. Play sets shall be positioned behind the home in a location that is not easily visible from the street. The ARB may require landscape buffering or a fence around the play set to conceal it from view.

Yard or landscape ornaments are limited to two per home site and shall be located in the front landscape beds of the home and may not exceed 18 inches in height or width. All benches, patio furniture, picnic tables, etc., shall be located on a front covered porch or in the rear of the home. They shall not be placed on the grass, walkways or in driveways of the home.

Basketball Hoops: Basketball hoops are not permitted in the front or side yard. Basketball hoops or structures must be approved in advance by the ARB and must meet the following conditions: The location of the hoops or structure must be approved in advance. The hoop or structure must be mounted to a permanent pole. The pole shall be either solid black or galvanized metal and mounted into the ground with a concrete base and maintained in a like new condition at all times. The backboard of the hoop shall be transparent or white; NBA approved, and have no identifiable writing or graphics upon it and shall be kept in a like new condition at all times. Netting material is restricted to white nylon. The base of the pole shall be landscaped with appropriate shrubbery not to exceed three feet in height. Portable basketball hoops and structures must be concealed or stored out of view from the street when not in use.

Swimming Pools: Only in-ground swimming pools will be permitted within Hampton Hills South. Above ground pools are not permitted. Above ground spas/hot tubs may be approved by the ARB provided that they are located within a screen enclosure at the rear of the home. In-ground swimming pools must be covered by either a white or bronze aluminum screened cage which shall not exceed the height or the width of the home. Screened porches shall not have aluminum pan roofs. Solid aluminum structural roofs are preferred. All screening shall be charcoal in color and kick plates on enclosures shall not exceed 12 inches in height. Plans and specifications must be submitted for approval prior to the start of construction.

Front Doors & Garage Doors: Screen enclosures are permitted at the front entrance of homes. Front doors of homes may be screened. Screening may not be placed in front of a garage door. The Association has the right to request that any modifications made without approval be removed at the cost of the owner.

Driveways: Driveways should be maintained in good condition and free of stains from oil or other fluids or substances. The driveways of homes shall not be painted or sealed with any pigmented or colored material without the prior approval of the ARB. Decorative coatings, pavers, etc., may be permitted at the sole discretion of the ARB. If painting or coating is approved by the ARB, it then becomes the responsibility of the owner to maintain it in good condition and free of peeling or cracking. For pavers to be approved by the ARB, the width of each individual paver must not exceed 16 inch by 16 inch, the total combined shall not exceed 32 inch in width, neutral color or match the base/trim color of home, be the same height of driveway, weed block installed and fit snugly together with interlocking sand base between each paver that will inhibit the pavers from shifting and the homeowner must relocate or cap off any sprinklers that will be affected by placement. The Association has the right to request that any modifications made without approval be removed at the cost of the owner.

Tree Removal & Landscaping: Trees planted on the easement between the street and sidewalk in front of each home shall remain Oak trees. No other trees, shrubs or landscape shall be planted in this area. Prior approval from the ARB to add additional landscape beds or trees on the home site is required. All landscape beds shall be mulched. Landscape rock, pebbles, stones, etc., may be used on a very limited scale with prior approval of the ARB.

Landscape Edging: The following type of landscape edging are permitted around landscaped beds in the home sites within Hampton Hills: Retention block and solid poured concrete decorative edging. The color of the edging shall compliment the exterior of the home and pre-approval is required. Other types of landscape edging may be approved by the ARB in its sole discretion. No landscape edging shall be placed around the base neither of the mailbox post nor in the easement between the street and sidewalk in front of the home.

Energy-Saving Devices: Clotheslines may be used by homeowners in the rear of the home only and the clothesline must be concealed from view from the street and removed from view when not in use.

Solar heating panels shall be located on the rear elevation of the roof of the home. Any piping attached to the solar panels running down from the roof shall be painted to match the exterior body color of the home. The placement of any solar heating panels and/or piping must be approved in advance by the ARB.

Hurricane Shutters: With prior approval of the ARB, hurricane shutters may be installed on homes. All permanent hardware attached to homes shall be painted to match the exterior of the structure. Hurricane shutters may be put into place on the home at the time of a hurricane watch and shall be removed when the watch or warning expires. Plywood panels may also be used to protect the home in the event of a hurricane. All regulations with regard to hurricane shutters shall apply to plywood panels.

Overall Home and Lot Maintenance: Homes and lots must be maintained in good overall condition at all times. Good overall condition includes but is not limited to:

- **Landscaping** – Proper irrigation, fertilization, mowing, weeding, edging and trimming, trimming and pruning of trees and bushes. Treatment for insects and disease, periodic replacement of damaged or diseased grass or plants. Lots should be kept free of trash and debris.
- **Driveways** - should be maintained in good condition and free of stains from oil or other fluids or substances.
- **Home structures** - should be kept clean, in good repair and neat and attractive in appearance .

Rentals: Homes must be rented in their entirety and for single family occupancy only. Individual portions or rooms of the home may not be leased or sublet. **Homes may be rented for no less than a 6-month term and no more than a 1-year term. Homeowner must own the residence for at least one (1) year before entering into a lease with a tenant.**

At least 7 days prior to entering into a lease agreement, an owner must deliver written notice to the association that includes the following:

- A copy of the proposed written lease
- An application fee of \$ 50.00
- A Rental Application completed by the landlord and tenant that identifies all proposed adult occupants of the home.
- Proof of a completed criminal background check of all proposed occupants of the home.
- A copy of a government issued photo identification of all proposed occupants of the home.
- The owner is responsible to provide the tenant with a copy of this Planning Criteria and any applicable restrictions, rules and regulations of the association. Receipt and review of these documents must be signed for by the proposed tenant(s) on the rental application.
- Lease renewals will be treated as a new application and are subject to the same application requirements and fees.

The lease application and accompanying documentation must be reviewed and approved by the association, in writing, before any occupancy can take place. The association reserves the right to deny an application if any of the required information is not submitted, is not complete or it is determined that a proposed tenant or occupant has a negative previous history of behavior or violations in the community or a criminal background that was not reported in the application and background check process.

The owner is responsible to ensure that the tenants or occupants abide by the covenants and any rules or regulations of the community.

The Association reserves the right to deny any application submitted after the fact of occupancy taking place or a lease to be commenced. The owner is responsible to ensure that an application has been approved before allowing occupancy or tenancy to take place. If occupancy or tenancy takes place without an application being submitted, the association will have the right to pursue immediate eviction at the owner's expense.

If it is later determined that different occupants or more occupants than originally identified on the lease are living in the home, the lease application can be considered null and void and the owner may be requested to evict the occupants.

The association has the right to enforce these rental requirements and all covenants, rules and regulations in the community. Enforcement can be through such means as application denial, violation and fining processes or eviction. While eviction is the responsibility of the owner, the association has the right to pursue eviction and charge all associated costs back to the owner.

Vehicles: No trailers, boats, campers, motorized recreational vehicles, motorcycles, or mobile homes may be parked on the Property, unless parked inside a garage

No commercial vehicles, except those present on business shall be parked on any part of the property. Commercial vehicles” shall mean cars, trucks or trailers that are primarily used for business rather than personal purposes. In many cases, placing magnets or other coverings to conceal signs or lettering on commercial vehicles may not be considered sufficient to bring the vehicle into compliance.

Parking: No vehicle may be parked on the grass or on the streets anywhere within the community. Parking is limited to the driveways and garages of homes only. Parking on any sidewalk or grass area (Lawns, easements or common areas) is prohibited.

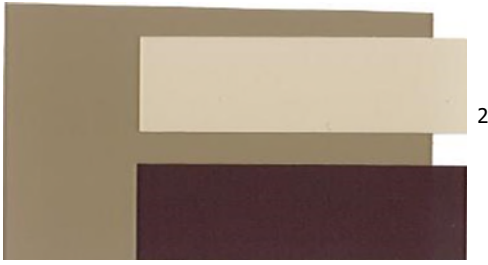
Garbage & Trash: The method for storage of garbage or trash is concealment in the garage of the home. Any sanitary (trash) container stored outside of the garage must be screened from view with approved landscaping or fencing. Prior approval from the ARB is required. Any fencing used to screen garbage or trash containers must conform to the Fencing Guidelines for Hampton Hills South. Trash and recyclables should not be placed at the street before 6 pm of the day preceding scheduled collection. Trash and recyclable containers should be returned to a concealed storage area by the evening of the day trash or recyclables are collected.

Animals: Homeowners shall not permit their cats or dogs to stray upon the private property of the association or others within the community. All feces deposited by cats or dogs upon private property belonging to the association or another homeowner shall be removed immediately

and disposed of properly. A maximum of two (2) dogs and/or cats may be owned or housed by homeowners within Hampton Hills South. Homeowners shall adhere to Polk County's Animal Ordinance with regard, but not limited to, nuisance behavior, leashing of pets and disposal of feces upon private property

Owners must first refer to the CCR's and then the supplemental information in the Planning Criteria document in order to fully comply with all restrictions. If you are not sure, please contact **your current management company.**

exterior color schemes



Scheme One

- 1. Body Weathered Shingle SW 2841
- 2. Trim Downing Sand SW 2822
- 0. Accent Polished Mahogany SW 2838



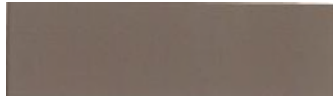
Scheme Two

- 1. Body Popular Gray SW 6071
- 2. Trim Divine White SW 6105
- 3. Accent Bateau Brown SW 6033



Scheme Three

- 1. Body Perfect Greige SW 6073
- 2. Trim Griffin SW 7026



Scheme Four

- 1. Body Realist Beige SW 6078
- 2. Trim Heron Plume SW 6070
- 1. Accent Garret Gray SW 6075



Scheme Five

- 1. Body Practical Beige SW 6100
- 2. Trim Pacer White SW 6098
- 3. Accent Arresting Auburn SW 6034



Scheme Six

- 1. Body Nomadic Dessert SW 6107
- 2. Trim Divine White SW 6105
- 3. Accent Bold Brick SW 6327



Scheme Seven

- 1. Body Latte SW 6108
- 2. Trim Down Home SW 6081
- 3. Accent Midnight SW 6264



Scheme Eight

- 1. Body Camelback SW 6122
- 2. Trim Antique White SW 6119
- 2. Accent Rosemary SW 6187



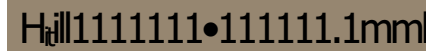
Scheme Nine

- 1. Body Universal Khaki SW 6150
- 2. Trim Softer Tan SW 6141
- 3. Accent Quixotic Plum SW 6265



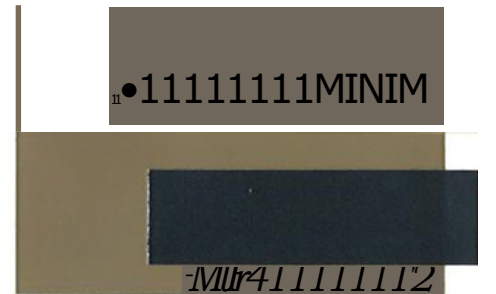
Scheme Ten

- 1. Body Favorite Tan SW 6157
- 2. Trim Downing Earth SW 2820
- 4. Accent Roycroft Bottle Green SW 2847



Scheme Eleven

- 1. Body Sawdust SW 6158
- 2. Trim Ramie SW 6156
- 3. Accent Red Bay SW 6321



Scheme Twelve

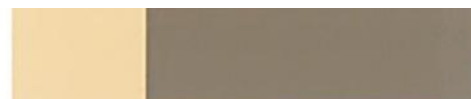
- 1. Body High Tea SW 6159
- 2. Trim Downing Sand SW 2822



3



3



Scheme Thirteen

- 1. Body Sensible Hue
 - 1. Body Compatible Cream
- 2. Trim
 - Antique White
- 3. Accent Fireweed
 - 3. Accent Foothills

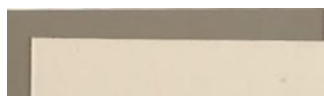
Antique White

Scheme Fourteen

- SW 6198
- SW 6387
- SW 6119
- 2. Trim
- SW 6328
- SW 7514

Scheme Fifteen

- 1. Body Rare Gray
 - SW 6199
- Sedate Gray
 - SW 6169
- 2. Trim
 - Jersey Cream
- 3. Accent Web Gray
 - SW 7075



2



Scheme Sixteen

- 1. Body Warm Stone
 - SW 7032
- 2. Trim Kilim Beige
 - SW 6106
- 4. Accent Darkroom
 - SW 7083

Scheme Seventeen

- 1. Body Balanced Beige
 - SW 7037
- 2. Trim Wool Skein
 - SW 6148
- 3. Accent Stunning Shade
 - SW 7082

Scheme Eighteen

- 1. Body Intellectual Gray
 - SW 7045
- 2. Trim Wool Skein
 - SW 6148
- 3. Accent Rock Bottom
 - SW 7062



2



Scheme Nineteen

- 1. Body
 - Network Gray
- 2. Trim
 - Naere
- 3. Accent Rainstorm
 - SW 6230

Network Gray
Naere

Scheme Twenty

- 1. Body
 - Foothills
- 2. Trim
 - Pacer White
- 3. Accent Macedonia
 - SW 6142

Foothills
Pacer White
Macedonia
SW 7514
SW 6098
SW 6142



**SHERWIN-
WILLIAMS®**

1

2

3
**Exterior
Color
Package 21**

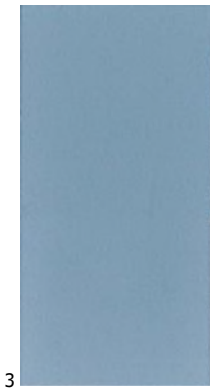
- 1 Body
- 2 Trim
- 3 Door



- SW 6659 Captivating Cream
- SW 6658 Welcome White
- SW 6108 Latte

Color samples
shown approximate actual paint colors as closely as possible. 18-03-3789 8/17/2018

1



3

- 1 Body
- 2 Trim
- 3 Door

Exterior Color Package 22

- SW 6239 Upward
- SW 6238 Icicle
- SW 6241 Aleutian



2
3



1

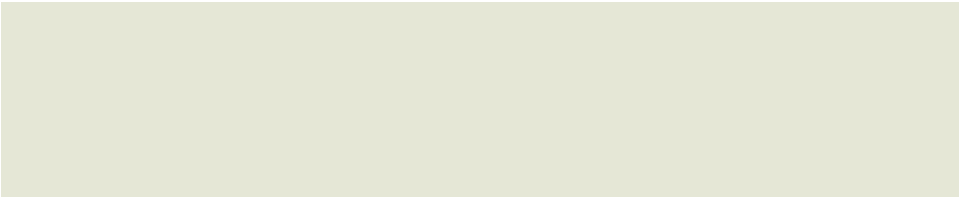
4

Exterior Color Package 23

- 1 Body
- 2 Trim
- 3 Trim
- 4 Door

- SW 6106 Kilim Beige
- SW 6105 Divine White
- SW 6108 Latte
- SW 6109 Hopsack

**SHERWIN-
WILLIAMS.**
HOMESCAPES



Homescapes Custom

2

1

3

Exterior Color Package 24

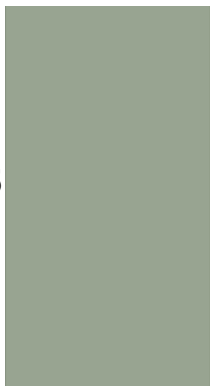
- | | | |
|---|------|--------------------------|
| 1 | Body | SW 6161 Nonchalant White |
| 2 | Trim | SW 6162 Ancient Marble |
| 3 | Door | SW 6164 Svelte Sage |

1

2

3
**Exterior
Color
Package 25**

- 1 Body
- 2 Trim
- 3 Door



- SW 6177 Softened Green
- SW 6175 Sagey
- SW 6178 Clary Sage

Color samples
shown approximate actual paint colors as closely as possible. 18-03-3789 8/17/2018



2

3

1

4
**Exterior
Color
Package 26**



- 1 Body
- 2 Trim
- 3 Trim
- 4 Door

- SW 6686 Lemon Chiffon
- SW 6189 Opaline
- SW 6238 Icicle
- SW 6191 Contented

Color samples
shown approximate actual paint colors as closely as possible. 18-03-3789 8/17/2018