



2025 COMMUNITY STANDARDS FOR CARROLLWOOD VILLAGE – PHASE III

INTRODUCTION

This Community Standards Document is established to assist the Architectural Review Committee (“Committee”), Property Manager, Owners and Residents, including tenants, with procedures and guidelines to understand and comply with deed restrictions, requirements, and alteration applications. It supports and amplifies the Carrollwood Village Phase III (CVP3) Master Declaration of Covenants, Conditions, and Restrictions (“Declaration”) and other governing documents that bind each property Owner and Resident (the “Association Documents”).

ARTICLE 1. ARCHITECTURAL REVIEW COMMITTEE

1.01 Responsibilities. The Association, through the Committee, reserves the exclusive power and discretion to control and approve all buildings, structures and other improvements on each lot in the manner and to the extent set forth in the relevant Declaration. In performing its duties, the Committee shall review all submittals to assure procedures and standards conform to design guidelines as set forth in these Community Standards and in the Declaration and the Association Documents.

1.02 Policy. All Owners and their contractors must comply with alteration application guidelines and requirements prior to commencement of any work. The Committee will review plans, materials, site plans, colors and/or landscaping plans to ensure compliance with design requirements, policy and procedures of these standards. No changes needing approval may begin until the Committee has reviewed and approved written plans and specifications. The Association assumes no responsibility for the structural integrity, safety features, mechanical operation, and permitting or building code compliance of the proposed construction to a lot or a home.

1.03 Committee Discretion. These standards do not cover every situation that may require Committee approval. Thus, any owner in doubt shall seek approval of a proposed modification to their property.

1.04 Supplemental Declarations. The sub-villages within the Community have Supplemental Declarations which may provide additional restrictions to those set forth in these Community Standards and should be reviewed in conjunction with the Declaration and these Community Standards (collectively referred to as “Supplemental Declarations”).



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ARTICLE 2. EXTERIOR APPEARANCE AND MAINTENANCE

2.01 General. The residential area shall be of the highest quality and standard that shall present an attractive and pleasing appearance from all sides of view. No residence, improvement, or material alteration, addition, or modification to the lot shall be made without the receipt of prior written approval from the Committee.

2.02 Drainage. Roof gutters and downspouts of 7-inch aluminum construction are permitted within the approved color scheme. Downspouts shall not direct water onto common areas or neighboring property and must drain according to building code or approved drainage plan.

2.03 Driveways and Walkways. Any owner changing the appearance of a driveway or walkway including a color, finish, topping, pavers, or complete replacement must submit an application to the Committee for summary approval. All driveways should, if possible, permit a full-size (20 foot) car to be parked in the driveway and not interfere with sidewalk access. Any change in the size or shape of the driveway or walkway must be approved by the Committee. See **Exhibit B** for approved examples. Per Hillsborough County regulations, most driveway improvements require a County permit.

All driveways and walkways must be pressure washed on a regular basis to prevent discoloration or staining as per paragraph 2.11 below. At no time are painted or asphalt driveways or walkways allowed.

2.04 Garage Doors, Windows and Pool Screens. All sections of garage doors, except the uppermost section which may contain windows, shall be of standard solid panel construction, which will conceal the contents of the garage. Garage doors shall be kept closed except when access or activity requires them to be open. All broken windows must be fixed immediately. All window and pool screens must be kept in good condition

Garage windows that face the street or neighboring property must be free of items such as boxes, tools or other clutter or have an internal window covering to present a neat and tidy appearance.

2.05 Fences and Boundary Walls. No walls or fences shall be erected without prior written review and approval of the Committee. No such approval shall be given for the construction of any fence or wall of any kind having a height of more than 6 feet. Fences on waterfront lots must be of a picket style (or other see-through style) and must not be more than 4 feet in height starting at the rear corner of the pool deck/lanai. This applies to the fencing that faces the water. All fences and walls must be kept in like new condition and any rotting wood must be replaced and walls painted upon notice from the Committee. Fences must be composed of wood, vinyl, wrought iron, or



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aluminum that looks like wrought iron. Chain link is never allowed. Please see **Exhibit C** on our CVP3 website under ARC Resources for the different styles allowed.

A survey with the proposed fence location is to be provided with the ARC request for the new fence. Fences for properties abutting “Tract A” (Association owned land), common areas, conservation areas and pond banks must be placed a minimum of one foot inside the property line and have a gate on one side of Association owned land. Lots that are situated on corners must provide access for lot owners to maintain the back and side outward facing surfaces of the fence and the vegetation along those fence lines. The Association shall maintain and repair at its expense the exterior street-facing surface of Boundary Walls, as well as the entirety of any Boundary Walls located upon Common Area. All other maintenance, repairs, and any replacement of Boundary Walls shall be the obligation of, and shall be undertaken by, the respective owners of land abutting the Boundary Walls. Furthermore, homeowners may not remove vines on the exterior street-facing surface of any Boundary Walls or trim the vines that are on top of the Boundary Walls abutting their yard.

2.06 Exterior Finish and Colors. Exterior surfaces of all houses shall be of quality standard brick, stucco compound with a knockdown finish or siding as originally installed by the builder. This shall apply to all parts or attachments to any structure on any lot, including barrier walls. Any repainting of the home (beyond a touch up) requires ARC approval and must conform to the Color Book Palette and Exterior Changes Guidelines on **Exhibit A** on our CVP3 website under ARC Resources. The front entry door can be a color of the homeowners’ choosing, but must be approved by the Committee. All homes must be pressure-washed on a regular basis to prevent discoloration or staining as per paragraph 2.11 below.

2.07 Hurricane Protection. To protect your house windows and doors, homeowners can choose from both permanent and removable options. For examples, see **Exhibit D** on our CVP3 website under ARC Resources.

Permanent options

A. Storm impact windows and sliding glass doors.

B. Hurricane shutters

- a.)** Bahama shutters, also known as Bermuda shutters, are a type of exterior window covering specifically designed for storm protection. These shutters are permanently mounted above windows with a top hinge, allowing them to be propped open at an angle or quickly lowered and secured over the window when severe weather approaches. Their primary function is to protect windows from high winds, flying debris, and heavy rain, while also providing shade, privacy,



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and ventilation when not in use. Bahama shutters are a permanent solution that not only offer storm protection but also remain on the house year-round, adding both function and style.

- b.) Colonial shutters are another choice. These are side mounted and have a symmetrical look. They complement modern and traditional styles without sacrificing appearance.

Removable options

- A. Plywood
- B. Temporary hurricane fabric
- C. Storm panels

Hurricane fabric and storm panels are typically installed using bolts and wing nuts; while the bolts can remain on the house year-round, the protective coverings themselves must be removed within three weeks of a storm passing, unless Tampa Bay remains in a weather “cone of uncertainty.” At no time is taping the glass pane portion of your windows allowed.

2.08 Electrical Exterior Lighting. The type and placement of exterior lighting devices are subject to review by the Committee. Lighting must be white or yellow (bug-resistant) in color. Specialty gas lamps and bulbs that simulate gas lighting are also permitted. No other colored bulbs will be allowed except during the winter holiday season. The main goal is to restrict glare and annoyance to adjacent property owners. For holiday lighting see paragraph 3.09 below.

Lighting fixtures must be shielded so that direct rays are directed toward the ground and do not cross property lines. Lighting should be installed to provide adequate illumination for safety on walkways and driveways, but must not create glare or nuisance for neighboring properties. The placement, style, and color of lighting fixtures must be consistent with the overall aesthetic of the Community and must not detract from the visual harmony of the neighborhood.

Homeowners are responsible for maintaining all exterior lighting fixtures on their property in good working condition. Permanent roofline, permanent outdoor lights or permanent LED lights are allowed but must be white in nature and colors are only allowed during appropriate holiday time frames. All permanent American flags on flagpoles must be lit overnight.

2.09 Sports Equipment. Homeowners may install or locate sports equipment on their property (basketball poles and hoops must be adjacent to their driveway and not attached to the house), but for safety reasons, the equipment may not be positioned to encourage playing on a sidewalk, on neighbors' property, or in a street. The HOA Board, in its sole judgment, may



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require the removal of such equipment if it becomes an unsafe or unsightly nuisance, or is in a state of disrepair. Playground structures in yards must not be visible from the front of the house.

2.10 Signs and Flags. No signs are permitted to be displayed or erected on any lot without the prior written approval of the Committee, except for one “for sale” or “for rent” sign that conforms to the specifications set forth in the Declaration or applicable Supplemental Declaration.

- A. The display of a United States flag, not larger than 4 1/2 ft. x 6 ft. is permitted when displayed in a respectful manner. An additional official flag of the State of Florida, or any of the branches of the military services (Army, Navy, etc.) or POW-MIA and First-Responders may also be on display in a respectful manner. The additional flag must be equal in size to or smaller than the US flag, never larger. Flagpoles may not exceed 20 feet in height.
- B. Political or religious signs and flags are never permitted. Political includes both political party and political movement slogans.
- C. Signs or flags that support a sports team will be allowed only during the appropriate sports season. (Example: Buccaneer team flags are allowed only during the football season, not during the summer).
- D. Celebratory signs for birthdays and graduations will be allowed for a period of up to 15 days. Longer time period displays need approval from the Committee. Notification to the property manager is requested in advance with the proposed display dates.

2.11 Mold, Mildew and Dirt Covered Surfaces. Exterior surfaces of the house and/or pavement, including but not limited to sidewalks, mailboxes, driveways, driveway aprons or lanais shall be pressure cleaned within 30 days of notice by the Committee. Homes shall be repainted within 60 days of notice by the Committee.

2.12 Mailboxes/Mailbox Posts. Mailboxes shall conform to the existing design and color consistent with the character of Carrollwood Village. All replacements shall be of similar design and color and approved by the Committee. All mailboxes and posts shall not exhibit broken or missing parts, dirt, mold, mildew, discoloration or wood rot. Mailboxes must stand vertically and must not lean more than 10 degrees in any direction. No animal or character figures are allowed as decorative mailboxes. Mailboxes must be the height required by the US Postal System which is at least 41 inches and no more than 45 inches above the ground and no part of the mailbox may be closer than 8 inches behind the back of the curb. All mailboxes must have the approval of the USPS.



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- A. Masonry Mailboxes must generally match the main home in style and color.
- B. Maintenance: All mailboxes must be maintained in good condition, free of rust, damage, or fading.

2.13 Items in Public View. Outdoor air conditioning units must be screened from view. The following items also must be screened or removed from public view when not in use: trash cans and trash carts, debris, propane tanks, pool equipment, generators, water softeners, empty plant pots, children's toys, and miscellaneous items that at the discretion of the Committee detract from the overall scheme of the Community. Screening mechanisms (for A/C and other mechanical equipment) used on the side of a home should be no less than 4 feet tall and no more than 6 feet tall. Acceptable materials used for the screening mechanisms are metal, plastic, PVC, wood, vegetation, and masonry. Acceptable examples are posted in **Exhibit G** on our CVP3 website under ARC Resources. Corner lots with pools must shield the pool from street view with fencing or large bushes.

A. Sheds are not allowed as indicated in the original Master Declaration documents. A shed is a standalone enclosure with a roof and larger than 50 square feet in size. Whereas, a storage box may be permitted if it is smaller than 50 square feet in size and no more than 72 inches tall. It should not be free standing and must be placed adjacent to the back side of home or fence and should not exceed the height of the fence or be visible to adjacent properties.

B. Portable containers used for moving or storage (i.e., PODS[®], Red Rover[®]) are only allowed on your property for 21 days. If you are in need of having a container on your property for a longer time period, you must request permission from the ARC and notify our property manager in advance of the delivery date and removal date for the container.

C. It shall be the responsibility of the Owner to prevent the development of an unclean, unhealthy, unsightly, or unkept condition to their lot, including any swimming pool or spa. All pool cages and screens must be maintained, and any tears or rips must be repaired promptly. No lot, structure, swimming pool, or spa shall appear to be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors, noise, or other conditions that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of the surrounding property.

2.14 Roofs. Roofs shall conform to the existing design and color consistent with the character of Carrollwood Village. Any change of the existing style or color requires the owner to submit an application to the ARC for approval. We have recently added metal roofs to the acceptable material for roofs. Refer to the **Exhibit E** on our CVP3 website under ARC Resources for



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approved colors and materials.

2.15 Nuisances. Activities that may be deemed to be a nuisance are not allowed. However,

A. Fireworks are only permitted as per Florida state statutes during three designated holidays:

- a.) Independence Day, July 4;
- b.) New Year's Eve, December 31; and
- c.) New Year's Day, January 1:

Your HOA strongly discourages using fireworks in areas that can cause damage to your property or your neighbors. Extreme care should be taken to prevent damage to your neighbors' roofs, pool screens, vehicles, and other property. Special care should be taken to monitor projectiles that continue to burn when they fall back and hit the ground.

It is also a courtesy to your neighbors who may suffer from PTSD (Post-traumatic stress disorder) or have pets that cannot tolerate loud noises, to let them know in advance of any planned fireworks display. It is this type of "good neighbor" policy that we encourage.

A. Bounce houses for parties are only allowed to be inflated for 48 hours. Prompt removal of these portable structures is expected.

B. Concession stand activities. Homeowners or their children may be allowed to have stands (such as lemonade or water) to sell their wares if they are supporting a local non-profit or charitable cause. The timing and location of such stand must be approved in advance by the Board of Directors so as not to cause traffic issues.

ARTICLE 3. LANDSCAPING

3.01 Landscaping Design. All lots shall be landscaped in a manner that is compatible and consistent with the overall landscaping and general appearance of the Community. Lawns will be of St. Augustine sod.

3.02 Landscaping Maintenance. Each Owner shall maintain the landscaping and yard area in an attractive appearance and free from insects and diseases. Each Owner shall provide for the timely replacement of lost plants, sod or grass, bark, or ground cover, and trimming and pruning of plants to prevent an overgrown look. No weeds, underbrush, refuse or other unsightly growth or objects shall be permitted to be grown or remain upon any lot. Bushes and shrubs must be pruned to maintain a neat appearance and in accordance with standard gardening practices for the specific species.



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3.03 Lawn Mowing and Maintenance. Lawns shall be mowed, trimmed, and edged on a regular schedule, which maintains the lawn in a neat and appropriate manner. No owner shall allow any grass or weed on his or her lot to attain a height in excess of six (6) inches. The Association will allow some leeway during the rainy season.

3.04 Weeds. No excessive weed growth is permitted in expansion joints, curbs, driveways, sidewalks, around trees or fences or up against structures (like mailboxes), or in any landscaped beds.

3.05 Irrigation. Lawns and other landscaping shall be watered as needed, and as permitted by ordinance, to maintain growth and a healthy condition.

3.06 Palm Maintenance. Palms shall be maintained to enhance the landscaping of the property and to present a neat appearance. Palm fronds shall be removed when they are dead and Palm seedpods shall be removed after they have opened and are unsightly to preclude them from becoming a safety hazard during storms. Fallen fronds, seedpods, and seeds shall be promptly removed to avoid attracting vermin or other creatures that eat them. Diseased, dead, or damaged palms shall be removed in accordance with standard practices. Any stump must be ground or removed at the time of palm removal.

3.07 Tree Maintenance. Trees in the right-of-way shall be trimmed and pruned to maintain a neat appearance and to provide at least 7 feet of clearance for pedestrians and 10 feet for vehicles to pass under without hitting branches or leaves. Yard trees shall be pruned and maintained according to standard practices for the specific species and in accordance with standard neighborhood and common area designs. Diseased, dead, uprooted, or damaged trees shall be removed in accordance with standard removal practices and local ordinances. Any stump must be ground or removed at the time of tree removal or shortly after.

3.08 Yard Ornamentation. All visible yard lawn ornaments, statues, figurines, sculptures, bird baths, bird feeders, fountains, boulders, light fixtures, weathervanes, etc., must be approved by the Committee prior to installation. A picture and detailed description of the item must be submitted with the request, along with the proposed location for the structure which shall be located in a landscaping bed and not encroach on any easements or setbacks and must not interfere with lawn mowing. The materials and color used shall be subdued and in harmony with the natural surroundings of the home, lot, and Community. No bright colors, unusual materials offensive or obscene items will be approved. Ornaments, statues, figurines, sculptures, etc., shall not be taller than 5 feet in height and are limited to no more than three to be displayed at a single time (excluding holiday decorations). Planters/pots (with or without plants/trees) shall be proportionate to lot size.

3.09 Seasonal and Holiday Decorations. Decorations may be displayed no earlier than 45



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days prior to and must then be removed no later than 15 days after a holiday. Christmas lights and decorations shall be totally removed by January 15th.

ARTICLE 4. MISCELLANEOUS

4.01 Vehicles and Parking. Vehicles shall be parked on paved surfaces only; parking is not allowed on grassy areas (including common areas). Vehicles shall not be parked in such a way as to block any sidewalk. No inoperable vehicle shall be parked in public view. All vehicles parked on the street must be parked in the direction of the traffic flow and in accordance with state laws.

Work trucks are permitted to be parked in your driveway overnight. Trailers of any kind are not allowed if they are visible from a street or any adjacent property. No commercially rated vehicles (those weighing over 26,000 pounds or having more than two axles) can remain overnight on any lot unless parked within a garage and removed from public view. No recreational vehicles, boats, or trailers are allowed within public view on any lot.

4.02 Trash. Garbage cans, yard waste or other related articles shall be maintained on any lot so as to NOT be visible from the front or side (for corner lots) of the residence. All garbage, recycling containers and yard waste shall not be placed outside for pick-up any earlier than the day before pick-up day. Containers will be returned to their concealed location no later than the day after the pick-up day.

4.03 Animals. All pets must be leashed at all times in the Community. All pet waste must be cleaned up immediately. The Village has supplied pet waste stations throughout the Village. No dog shall be allowed to become a nuisance to the Community, including but not limited to excessive barking.

4.04 Business Activities. No house or other structure on any lot shall be used for any commercial or business activity that, at the discretion of the Committee, involves non-resident clients or customers frequenting the property for commercial or business purposes.

ARTICLE 5. POLICY MANAGEMENT

5.01 Revisions. Per the Association Documents or Florida Statutes, the Committee or Board may, from time to time, amend, modify, or revise these Community Standards.

ARTICLE 6. ENFORCEMENT AND VIOLATION PROCEDURE

6.01 Enforcement. The Board of the Association has adopted the following Violation Procedure for any violation of the restrictions set forth in the Declaration, Supplemental Declaration or these Community Standards.



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6.02 Procedure. The following procedure will be used for all violations of any restrictions set forth in the Declaration, Supplemental Declaration, or these Community Standards. The Association reserves the right to enforce these and any other restrictions by any legally permitted means necessary. This shall include the use of an attorney and seeking legal fees and costs against an owner found to be in violation.