

# Supplemental Guidelines and Standards

Valri Park Property Owners Association, Inc.

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## ARTICLE I. ALTERATION APPLICATION

### Section 1.01 General Information

- (a) A homeowner that would like to make an exterior change or modification to their dwelling, unit, home site, or parcel must apply for and receive written approval for such change or modification prior to the start of the project.
- (b) Application is made by completing the Alteration Application Form.
- (c) A separate Alteration Application must be submitted for each exterior change or modification.
- (d) Applications are available from the management company and can be found in the Forms section of this book.
- (e) The completed request, together with all applicable information, is submitted to the management company.
- (f) An Alteration Application is not considered complete until accompanied by all the information necessary for the Architectural Review Committee (herein referred to as "ARC") to make an informed decision.
- (g) Incomplete applications will be "Rejected" and must not be considered until resubmitted with the necessary information.
- (h) The Association has 30 days to respond to a properly completed application. In the event no response is received, the application is deemed denied.

### Section 1.02 Supporting Documents/Materials

- (a) Requests for modifications including swimming pools and their screened enclosures, and fences must include:
  - (i) Copy of the stamped Lot survey clearly depicting the location, size, and measurements of the proposed change and the measurements to the Lot boundary lines
  - (ii) Contractor drawings
  - (iii) List of materials being used
  - (iv) Sample of roof shingles if applicable
  - (v) Paint sample if applicable
- (b) Requests for exterior dwelling surfaces including painting, installation of pavers or tiles on walkways, driveways, etc.:
  - (i) Copy of the stamped Lot survey with a sketch of area(s) to be covered such as entry, walkway, driveway, sidewalk, etc.
  - (ii) Sample of proposed material – paver, tile, paint chip
- (c) Requests for landscaping:
  - (i) Copy of the stamped Lot survey with a sketch or drawing showing the location of the landscaping project.

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- (ii) List of names or types of planting(s) together with the approximate location of each. Existing major landscaping should be shown on the drawing. Please indicate measurements from property lines when installing trees, landscape beds, etc.
- (iii) Requests to remove trees must include a copy of the stamped Lot survey depicting the approximate location of all existing trees and their types, along with the trees to be removed and the reason for their removal.

## ARTICLE II. ALTERATION REVIEW PROCESS

### Section 2.01 Initial Review

- (a) It is required that a homeowner submits to the ARC an Alteration Application for the modification that is being requested.
- (b) Every Alteration Application and submission of supporting documentation should be made by mail or electronic submission.
- (c) The information required for the review is as follows:
  - (i) Alteration Application with a detailed description of the planned modification.
  - (ii) Copy of final survey showing the surveyors stamp and the approximate location and dimensions of all improvements, including driveway, irrigation, and swimming pools.
  - (iii) Conceptual landscape plan if modification involves changes to the current landscape.
  - (iv) Any other information, data, photos, and drawings as may be reasonably requested by the ARC.
  - (v) The ARC must review the information and indicate its approval, disapproval, or recommendations for change to the plan.
  - (vi) The ARC will review the accompanying documents within 30 days indicating one of the following:
    - 1) “Approved” - the entire document submitted is approved in total, subject to the existing Architectural Guidelines.
    - 2) “Approved with Conditions” – the document submitted is partially approved. The Owner may proceed with the work to be performed as modified but must comply with all notations on the submittal, including the existing Architectural Guidelines.
    - 3) “Disapproved” – the entire document submitted is not approved and no work may commence.
    - 4) “Rejected” In some cases, additional information may be required to make an informed decision. Incomplete applications will be stamped “Rejected” and must not be considered until resubmitted with all the necessary information.
- (d) Any Alteration Application not approved within 30 days will be deemed disapproved.
- (e) No construction or structural improvement, no alteration or addition to any existing structure or site improvement must be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials, and location of the same must have been submitted to and must have received final approval by the ARC.

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- (f) It is the ARC's goal to approve all requests in an expedient fashion.
- (g) For a rapid response, it is required that each form be limited to one request.
- (h) In the case of an incomplete application or the request by the ARC for more information, the applicant will have 15 days to comply with the request. Failure to comply within 15 days will result in the need for a new application to be submitted.

## Section 2.02 Submission of Plans to the Building Department

- (a) When Hillsborough County permit-governed requests are submitted to the ARC, additional steps for final approval are required as follows.
- (b) Following the approval of the Alteration Application, the Owner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project.
- (c) Changes required by the said agencies must be re-approved by the ARC.
- (d) Hillsborough County Permits
  - (i) Hillsborough County requires permits for many types of work done, both inside and outside of the house. For further information, contact Hillsborough County at 847-2411, ext. 8126.
  - (ii) Approval for installation by the ARC of any project does not negate the homeowner's responsibility to comply with all terms and conditions of any municipal permit or existing codes required for the project, which the owner is responsible for obtaining.
  - (iii) In addition, permits are required to remove certain types and sizes of trees. A copy of the Hillsborough County tree code is available at [Hillsboroughcounty.org](http://Hillsboroughcounty.org).
- (e) Construction Commencement
  - (i) Upon completion of the Hillsborough County Permit process, a copy of the building permit must be submitted to the ARC prior to the Owner beginning construction.
  - (ii) If the requested change does not require a building permit, all materials utilized in the improvement must be approved by the ARC before commencement.
  - (iii) Any modification to the original application for any reason must also be re-approved.

## Section 2.03 Common Areas

- (i) All exterior changes and modifications must be completed in a manner so that they do not materially damage the common areas of the Association or individual Homesites. Nor must they in any way impair the integrity of the improvements on the property subject to maintenance by the Association.
- (ii) No homeowner must permit their contractor to access or otherwise cross the common areas, or another person's Homesite without receiving written permission in advance from the Board, an officer, or the Community Manager. In the case of accessing another person's Homesite, permission must be obtained from the Owner.

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- (iii) Any contractor or installer, other than the record Titleholder of the Lot must provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. Insurance must meet the following minimum limits: Contractor's General Liability including completed operations: statutory minimum amount. Worker's Compensation: statutory minimum amounts. The Board may establish these amounts.
- (iv) Homeowners are responsible for any damages to the common areas, other Association property. Homeowner is responsible for restoring, re-grading, repairing, and replacing any damaged grass or plants on this or any adjoining Homesites, caused by this construction.
- (v) Owners are responsible for all cleanup of any improvement project.
- (vi) All debris, sod, soil, construction trash, etc. must be removed from the Lot and hauled to the proper waste sites within seven (7) days of the completion of the project.
- (vii) All homeowners must be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the Homesite. The responsibilities include but are not limited to the following:
  - 1) Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
  - 2) Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or wellbeing of other personnel on site.
  - 3) Any contractor or installer, other than the record titleholder of the Lot, must provide the Association with an insurance certificate listing the Association as a name insured prior to commencing work. Insurance must meet the following minimum limits: Contractor's General Liability (including completed operations): statutory minimum amount. Worker's Compensation: statutory minimum amount. In the absence of statutory minimum amounts, the Board may establish these amounts.

## Section 2.04 Final Inspection

- (a) The ARC must have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted.
- (b) Upon completion of the improvement the Owner must give notice to the ARC. At this time, it will be reviewed for compliance with these Guidelines and the approved Alteration Application.
- (c) Owner must make certain any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc. is repaired or the damage will be repaired by the Association and such costs will be charged to the Owner.
- (d) Acceptable completion time frames for projects will be as follows:
  - (i) Pool installation 10 weeks
  - (ii) Fence installation 3 weeks

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- (iii) If projects will require additional time, the Owner must contact the ARC with the anticipated completion date.
- (e) Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.

## ARTICLE III. EXPEDITED APPROVALS

- (a) The following items may be approved outside of the Committee meeting unless the Owner receives a notice of disapproval within ten (10) days after submitting the Alteration Application with all applicable documentation:
  - (i) Re-paint house exteriors and trims in the identical color scheme previously applied by KB Homes or approved by the ARC.
  - (ii) Re-surface existing driveways in the identical color/material previously installed by KB Homes or approved by the ARC.
  - (iii) Replace existing screening with identical screening materials previously approved by the ARC.
  - (iv) Replace existing exterior doors with identical exterior doors previously installed by KB Homes or approved by the ARC.
- (b) All references in the paragraph to “identical” must mean that such item must be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.).

## ARTICLE IV. RECONSTRUCTION

- (a) If a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must notify the ARC and commence reconstruction within 60 days. The ARC will make every effort to accommodate the Owner in the application process to repair or rebuild in a timely manner.

## ARTICLE V. APPEALS PROCESS

- (a) If the ARC disapproves any plans and specifications, the applicant may request a rehearing by the ARC for additional review of the disapproved plans and specifications. The meeting must take place no later than 30 days after a written request for such a meeting is received by the ARC, unless the applicant waives this time requirement in writing. The ARC must make a final written decision no later than 30 days after such a meeting. In the event the ARC fails to provide such written decision within 30 days, the plans and specifications must be deemed disapproved.

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- (b) Upon final disapproval by the ARC, the applicant may appeal the decision of the ARC to the VALRI PARK Board of Directors within 30 days of the ARC's written review and disapproval. Review by the Board must take place no later than 30 days after receipt of the applicant's request for review. If the Board fails to hold such a meeting within 30 days after receipt of the request for such meeting, then the plans and specifications must be deemed approved. The Board must make a final decision no later than 30 days after such a meeting. In the event the Board fails to provide such written decision within 30 days after such meeting, such plans and specifications must be deemed disapproved. The decision of the ARC, or if appealed, the Board, must be final and binding.

## ARTICLE VI. GUIDELINES AND STANDARDS

**NOTE: These Guidelines and Standards are supplemental to the recorded Declaration of Covenants and Restrictions for Valri Park. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Covenants in addition to these Guidelines prior to submitting an Alteration Application.**

### Section 6.01 Additions

- (a) Rainwater from a new addition roof or new grade of house terrain must not run on the neighboring property as to create a nuisance.

### Section 6.02 Air Conditioners

- (a) No air conditioners must be mounted through a window, door or hung on a wall.
- (b) Replacement of air conditioner components must be installed in their original location.

### Section 6.03 Antennae

- (a) DECLARATION: ARTICLE 4, SECTION 4.12
- (b) All outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the approval of the ARC.
- (c) All satellite dishes must be no more than thirty-seven (37) inches in diameter, installed on the side or rear of house use and properly maintained.

### Section 6.04 Architectural Character

- (a) No room additions to the home are allowed.

### Section 6.05 Awnings

- (a) No awnings (metal, fabric, wood, plastic, or other materials) must be permitted.

### Section 6.06 Barbecues/Smokers/Grills/Firepits

- (a) Barbecue grills and smokers may be located or permitted upon the back patio or yard of a house.
- (b) If not screened from view of the neighboring property by a fence, they must remain covered when not in use.
- (c) Built-in barbecue units must be located within the rear lanai area and designed as an integral part of the house. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.



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- (d) Outdoor wood burning is prohibited except in a fire pit. The fire pit must have a wire screen mesh, be freestanding, and be kept in good working condition. Permanent firepits are not authorized.

## **Section 6.07 Birdcages (swimming pool enclosures)**

- (a) Extended screened lanais may have shingled or screened roof structures. If shingled, they must match the existing shingles on the house and must maintain the rear setback as required by the County code. The pitch of the roof must meet current code requirements.
- (b) If the birdcage roof is screening it must be charcoal in color.
- (c) The roof may also be the “Elite” or equal type aluminum roofing.
- (d) Framing may be white or bronze.
- (e) Screening must be charcoal and of the standard mesh size. No privacy screening is permitted.
- (f) Knee-walls must not exceed twenty-four (24) inches in height, must be concrete block with stucco, and painted to match the color of the house.
- (g) Aluminum kick plates must not exceed eighteen (18) inches in height; be white or bronze in color to match framing.
- (h) Roof line may not exceed the height of the house.
- (i) Exterior of the enclosure must be landscaped if not located within a fenced area.
- (j) Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Alteration Application.

## **Section 6.08 Canopies including large umbrellas**

- (a) The installation of a canopy (fabric gazebo) that is to remain in place for less than seventy-two (72) hours is permitted. and must be installed only in the rear yard of a house or on the patio.
  - (i) Umbrellas with a diameter larger than ten (10') feet must have the approval of the ARC and will be considered a case-by-case basis.

## **Section 6.09 Car Covers**

- (a) Car covers including tarps are not permitted.

## **Section 6.10 Carriage Lights**

- (a) Carriage light sizes and locations must harmonize with the front elevation of the house. A picture with color and dimensions must be attached to the Alteration Application. Light fixture must be black, white, or natural metal in color.

## **Section 6.11 Clotheslines**

- (a) They must be retractable, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes.

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## Section 6.12 Decks and Concrete Patios

- (a) All decks and patios must be in the rear yard of the Lot and not visible from the street in front of the house.
- (b) All decks and patios must be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Composite material decks may be considered based on the grade and terrain of the Lot and will be reviewed by the ARC on a case-by-case basis. Wooden decks are prohibited.
- (c) Concrete pavers must be installed according to manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
- (d) Spaces between concrete pavers must be sanded or grouted. Grass and weeds must not be permitted to grow between pavers.
- (e) The size of decks and patios must be determined by the available space per Lot and may not cover more than twenty five percent (25%) of the total Lot area excluding any building, structures, and paved areas. The height of the deck flooring must not exceed six (6") inches from the ground.
- (f) Construction of decks and patios must not adversely affect any designed and approved drainage pattern for this or any other Lot.
- (g) Deck rails cannot exceed forty-eight (48) inches in height from decking and must be ornamental aluminum to match the color of the house window frames. Deck rails may not extend past the deck or patio and must have a continuous top rail that is free of decorative finials, spikes, and the like to serve as a handrail.

## Section 6.13 Dog Homes, Kennels, and Runs, Invisible Fences

- (a) Dog runs (partial fencing of an area) and kennels are not permitted.
- (b) Invisible fencing is permitted only in the rear and/or side yards. Front yard installation may be approved by the ARC on a case-by-case basis.

## Section 6.14 Doors

- (a) Requests for alteration or replacement exterior doors must be submitted including pictures and color choices.

## Section 6.15 Driveways and Entrances to Garage

- (a) All driveways and front entrances must be paved with stone pavers and kept in original stone finish.
- (b) No driveway expansion must be permitted beyond the external side lines of the garage.
- (c) Stone pavers on driveways and front entry may be sealed with a clear sealer.

## Section 6.16 Elevations (change in Facade) including reconstruction

- (a) Changes in the outside appearance of the façade will not be permitted.
- (b) No vinyl siding will be permitted.

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- (c) Upper walls of a two-story house must use original materials and must be painted to match the approved color scheme for the home.
- (d) All reconstruction including roofs must be of the same or substantially similar material, colors, etc. as the original construction of the house and approved color scheme.

## **Section 6.17 Elevations (change in Grade)**

- (a) No elevation changes must be permitted which materially affect surface grade of surrounding Lots.

## **Section 6.18 Encroachment and Plantings on Common Grounds**

- (a) No extension of the landscaping of home sites will be permitted on Association common grounds, including pond banks.
- (b) Residents must not put any items on Association property.

## **Section 6.19 Exterior Painting and House Stone Accents**

- (a) Only approved exterior color palettes and stone accents listed on the exterior color scheme page of the Valri Park POA website (<https://valripark.com/>) are permitted.
- (b) Prior to painting, each Owner must submit to the ARC a color plan.
- (c) The exterior home colors must use flat, eggshell, or satin finish. No gloss finishes are permissible.

## **Section 6.20 Fences**

- (a) No fence must be installed or maintained on any Lot without prior written approval of the Architectural Review Committee (ARC).
- (b) There is only one style of fence permitted in the Valri Park Community, as is specified below, to maintain a consistency in the quality of the design, the materials, and the placement of any fence.
- (c) The following is the only approved fencing for the community.
  - (i) PVC material and six (6) feet in height. Four (4) foot, black wrought iron fencing must be used in fence portions that are adjacent to a dry pond. Any gates must be in the same style, materials, and color as the fence. Color for all PVC fences must be white only. Fence style should be consistent within the neighborhood.
- (d) General Guidelines for fencing are as follows:
  - (ii) Privacy Fences: Maximum height of a fence, where permitted, is six (6) feet.
  - (iii) Generally, a fence will not be approved if it is located closer than ten (10) feet from the front corners of the house on regularly shaped lots.
  - (iv) The “finished” side of the fence must face the neighboring properties.
  - (v) Any fence must be constructed so that it will connect to and with any existing fences on any neighboring Lot(s).

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- (vi) All fences must be maintained by the Lot owner (not the Association) and kept in good order and repair, clean and in like-new condition. Maintenance must include mowing and edging along the fence to maintain grass the same height as the Lot's lawn in general. Any approved hedges, shrubs or plants must be trimmed, cut, and pruned to maintain an even and well-kept appearance.
- (vii) Homeowner must be responsible for making certain that the location of the fence does not encroach onto any other Lot, Common Area, or Association owned property or easements and does not block, obstruct, or otherwise impede the designed drainage flow on this or any adjoining Lots.
- (viii) Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner Lot must be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street. The measurement for the distance of this fence must start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.
- (ix) The Board of Directors may, from time to time, revise, amend, alter, or otherwise change these fencing Guidelines per the authority given it in the Association's governing documents.
- (x) Fences must be kept free of mildew. For lots with fences that are not adjoined by neighbors' fences, both sides of the fence must be kept free of mildew by the owner of the fence. Permission must be granted by the neighbor(s) if access to the neighboring property is required to clean both sides of the fence. If neighbor denies access to back of the fence for cleaning, then the neighbor is responsible for cleaning the side of the fence that faces their property.

## **Section 6.21 Flags - Federal, State, Military**

- (a) In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and a portable removable official flag not larger than four and a half (4½) feet by six (6) feet, which represent the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA flag.
- (b) Other than outlined above, one flag per house will be allowed. The flagpole must be mounted to the house directly to the left or right of the front door or the garage door. Flagpoles attached to the house may not exceed five (5) feet.
- (c) When mounted on the house, flags must be flown on a pole in an outward fashion from the house. The American, state of Florida, Military Service, POW, or MIA flags which are no larger than four and a half (4½) feet by six (6) feet, attached to the house in the above locations must be permitted without ARC approval.

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- (d) A free-standing flagpole, not to exceed twenty (20) feet in height, may be installed in a location that does not interfere with the line of sight at an intersection, is not within an easement and does not present a hazard to drivers or pedestrians. The pole must be constructed of high-pressure fiberglass or anodized aluminum and be bronze or black in color. The flagpole must be able to withstand constant or steady wind speeds of one hundred and ten miles per hour (110 mph). An alteration application must be submitted to the ARC showing the location of the installation, color and material composition of the flagpole and the wind speed specifications for the pole chosen. The pole must be installed per the instructions provided with the pole and must be concreted into the ground.
- (e) The U. S. flag must be flown in accordance with the requirements of the United States Flag Code. In no instance must the flag be flown in violation of Section 720.304, Florida Statutes.
- (f) No other flag of any sort may be displayed along with the United States flag or in lieu thereof except for Military, POW, and MIA flags. They must be no larger than the American flag nor must they be flown above the American flag.
- (g) Flags must be replaced if faded, tattered, or in poor condition.

## **Section 6.22 Firewood**

- (a) Firewood may not be stored outdoors.

## **Section 6.23 Front Entryway**

- (a) No front entryway must be screened or used for storage.
- (b) Wicker, wood, or wrought iron tables and chairs are permitted in the entryway. Plastic stackable furniture is not permitted.

## **Section 6.24 Front Roof Changes**

- (a) No changes other than skylights will be permitted on any roof which is visible from the front of the house.

## **Section 6.25 Garage**

- (a) No garages must be enclosed or converted into a living area and must always be used as a garage for car storage or storage of Owners personal property.
- (b) No screening is allowed temporarily or permanently on garage door openings.
- (c) Garage doors must remain closed when the garage is not in use.
- (d) Standalone garages and secondary garages accessible by side or rear yards are not permitted.
- (e) Replacement of garage doors must meet current County codes at the time of replacement and must be the same color indicated on the approved color scheme for the house.
- (f) Garage doors must be painted the corresponding color indicated on the approved color scheme. Design monograms and anything other than a solid door are not permitted. Decorative garage door hardware magnets may be approved on a case-by-case basis by the ARC.

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## **Section 6.26 Garbage and Trash - Screening of Containers and HVAC Equipment**

- (a) DECLARATION: ARTICLE 4, SECTION 4.1 1
- (b) All garbage cans and other garbage containers must be stored inside the garage or in the side yard, screened to conceal them from view of neighboring Lots and streets.
  - (i) Acceptable screens must be of material and color compatible with the design of the residence and may include landscaping, PVC lattice (of a color that is approved in the community Fencing Guidelines) or fencing.
  - (ii) If plantings are used for screening, “adequate screening” must be plantings which when first planted or installed screens a minimum of eighty percent (80%) and which completely screens the cans or equipment within one (1) year from the date of approval.
- (c) Garbage cans must be taken curbside for pick up not more than 24 hours prior to collection day and returned to approved storage area by the end of the day in which the garbage was collected.
- (d) Trash may not be accumulated or stored on the exterior of the house.
- (e) Open burning of garbage and other refuse is not permitted.

## **Section 6.27 Garden Hoses**

- (a) Garden hoses must be neatly stored when not in use.

## **Section 6.28 Gas Tanks (Propane and/or Natural)**

- (a) Upon ARC approval, preferable installation is to have gas tanks buried. Gas tanks installed above ground must meet Hillsborough County building code requirements and unless in a fenced yard area must be concealed by landscaping or PVC lattice.
- (b) Owner must install no less than four (4) plants to screen tank from view of the street and other properties. Plants must be the same height when planted as those planted by the builder at the A/C unit. Plants must be allowed to grow to the height of the gas tank, then properly trimmed and maintained at that height. Any dead plants must be replaced immediately with the same type of plant of similar height.

## **Section 6.29 Generators**

- (a) Permanent of hard-wired generators may be installed and mounted on a concrete pad outside of the house. These generators are normally hard wired to the house’s electrical system and run off propane.
- (b) The generator must be installed on the side or in the rear of the house.
- (c) Generators must be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening swimming pool equipment.
- (d) The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
- (e) Portable generators must be stored in the garage and only placed outside during periods of power outage. They must be operated in accordance with manufacturer’s directions and located as far as possible from all adjacent homes.

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## Section 6.30 Gutters and Solar Collectors

- (a) All gutters must match the exterior house color, trim color, or window frame color.
- (b) Gutter down spouts must not concentrate water flow onto neighboring properties.
- (c) Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house. No yard mounted solar collectors are allowed. Roof mounted solar equipment (excluding the solar panels) must match the roof color.

## Section 6.31 Holiday Decorations

- (a) Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
- (b) Holiday lights and decorations must not create a nuisance to the adjacent residents or the community.
- (c) Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and must be removed not later than January 15th of the following year.
- (d) Brackets, clips, and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
- (e) All other holidays may have displays commencing no earlier than 15 days prior to the holiday and must be removed no later than 5 days after the holiday.

## Section 6.32 House Numbers

- (a) To aid emergency personnel, delivery people and to conform to Hillsborough County ordinances, each house must have a readily visible number permanently attached to the front of the house.
- (b) House numbers must be black in stark contrast to the material the numbers are attached to. The overall height of each number must not exceed 6.5 inches and not be less than 4 inches in height.
- (c) For reasons of safety, numbers in script are not permitted.
- (d) House numbers painted on the street or curb is not permitted.

## Section 6.33 Irrigation

- (a) Irrigation must be installed in the front and side yards of all homes in accordance with Hillsborough County Ordinances.

## Section 6.34 Landscaping

- (a) The addition or removal of landscaping on any Lot requires ARC approval. Owners are responsible to comply with these Guidelines and all applicable Hillsborough County Ordinances.
- (b) Plantings must conform to current County requirements. No Owner or Occupant must plant annual, shrubs or trees that are considered invasive or prohibited to be planted in this County or State.
- (c) Trees and shrubs must not be planted any closer than five (5) feet from any property line unless approved by the ARC.

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- (d) Trees, hedges, and shrubs that restrict sight lines for vehicular traffic must be trimmed back or removed.
- (e) Landscape architectural features may include such items as benches, planters, yard lights, etc. as an integral part of a landscape design. Drawings must be provided which clearly show the location, size and materials planned for these features. In addition, a picture of the house and the relationship of the feature to the existing or proposed landscape must accompany the submittal.
- (f) No changes in landscaping must alter the approved drainage plans for the Owner's Lot or any adjoining property.
- (g) Minimum Quality and Grade: All plant materials must equal or exceed the standards for Florida No. 1 grade as given in "Grades and Standards for Nursery Plants", Parts I and II, State of Florida, Department of Agriculture current edition and any amendments thereto. All grass sod must equal or exceed the Standards for Florida Premium Grade or Florida Standard Grade as established by Turfgrass Producers of Florida.
- (h) Originally installed landscape beds must not be altered as to width, curvature, and the like. Originally installed trees and plant materials must be maintained and may not be replaced without approval.
- (i) New installed landscaped beds adjacent to the house must not exceed two (2) feet in width. Non-adjacent plantings must be planted a minimum of five (5) feet in from the property line so that plantings do not extend over the property line.
- (j) Except as installed by the developer or builder, earthen berms are not permitted.
- (k) Buffer Landscaping Between Lots
  - (i) Side yards between Lots may be landscaped with plant materials to provide visual screening. Continuous linear runs must not exceed twenty-five (25) feet in length and must be at least ten (10) feet back from the front corner of the house (same as Fence Guidelines). Normally, no more than one (1) landscape buffer would be permitted on each side of a Lot, however, additional buffers may be considered for a Lot line adjacent to a side street. Curvilinear shrub hedges augmented by ornamental, shade and/or palm trees are preferred.
  - (ii) Buffer landscaping must not be located any closer than five feet (5) to the property line as measured from the tree trunk or plant material main trunk. Buffer landscaping must not extend into any front yard setbacks or obstruct the vision and safety of vehicular or pedestrian traffic.
  - (iii) All buffer landscaping shrubs must be planted and maintained to form a continuous, unbroken eighty percent (80%) visual screen within one year of installation. Shrubs must consist of one predominant species, must be planted two feet six inches (2'6") apart, on center, with each plant having a minimum size of three (3) gallons, thirty six (36) inches tall and eighteen (18) inches wide at the time of planting and maintained to achieve a minimum of forty eight (48) inches in height within one (1) year of planting.
  - (iv) On view corridor Lots shrub material from the rear building set back to the property line must be maintained at a four (4) foot height to ensure visibility. The selection of buffer landscaping species must be made from the approved Plant Materials List.



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- (l) l) Edging or Landscape Borders
  - (i) Poured concrete curbing or concrete edging blocks are the only acceptable forms of edging. Exceptions will be made on a case-by-case basis by the ARC.
  - (ii) Poured concrete curbing must be the natural concrete color or a natural earth tone color added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color chip must accompany the request.
  - (iii) Edging blocks must be natural concrete color or an earth tone color. A sample of the edging block must accompany the request.
  - (iv) Edging will be allowed around mulched areas along the perimeter of the house and may be installed around an island which measures a minimum of 150 square feet.
  - (v) Edging will be allowed around individual trees if installed to a diameter of at least thirty-six (36) inches to contain mulch and prevent damage to trees from lawn equipment.
  - (vi) Wire, decorative plastic, and wood borders will not be approved.
  - (vii) No railroad ties will be permitted.
- (m) Islands
  - (i) Landscaping may be grouped in an island to provide a focal point. Islands must be a minimum of fifteen feet (15') long and three feet (3') wide and shaped in a curvilinear design.
  - (ii) In no case must islands cover more than twenty percent (20%) of the grassy area within the front or side yard of a Lot unless the side yard is adjacent to a street or Common Area. Side yard islands will be considered on a case-by-case basis.
- (n) Landscape Lighting/Flood Lights
  - (i) Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway and the sides of the driveway.
  - (ii) Lighting will be approved on a case-by-case basis by the ARC.
- (o) Minimum Size Requirements – Plants and Trees
  - (i) Shade trees two (2) inch caliper trunk diameter minimum
  - (ii) Flowering/Ornamental Deciduous Trees three (3) feet height minimum
  - (iii) Evergreen trees three (3) feet height minimum
  - (iv) Shrubs for border landscaping three (3) gallon minimum
  - (v) Shrubs and Perennials one (1) gallon minimum
- (p) Mulch and Rocks, Stones
  - (i) Dark or natural color hardwood, rubber chips or shredded mulch may be approved for landscape beds.
  - (ii) Stone mulch may be used if it adheres to the following standards:
    - 1) Minimum size: three fourths ( $\frac{3}{4}$ ) inch in diameter

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- 2) Maximum size: one and a half (1½) inch in diameter
  - 3) Colors to be earth tone only (buff, red lava, beige, gray, white, charcoal, or brown).
- (iii) When natural rock is used, a sample of the stones must be submitted to the ARC for approval.
  - (iv) No decorative rock must be permitted as ground cover.
  - (v) Stones, rocks, and boulders must not be used as bed-edging material and are not permitted on turf areas.
  - (vi) No more than two rocks must be used as decoration in a landscape, and they must not exceed thirty-six inches (36”) in any measurement.
  - (vii) No other types are permitted.
  - (viii) Each shrub or vine must have a mulch bed that has a minimum radius of twelve inches measured from the foliage of the plants.
  - (ix) Shrubs or groundcover planted in mass must have a continuous mulch bed.
- (q) Plant Material – Acceptable
- (i) Individual plantings of annuals which are seasonal in nature, planted within the original planting bed(s) installed by the builder and do not exceed thirty-six (36”) in height, do not require the approval of the ARC. However, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ARC.
  - (ii) Plant materials should be selected and grouped to reflect ultimate growth, maintenance requirements, texture and structural contrast and seasonal color.
- (r) Plant Material – Unacceptable
- (i) Certain plant species must not be permitted at Valri Park because of their nuisance characteristics, exotic origin, pest problems, or high maintenance concerns. The following shrubs, groundcovers, etc. are prohibited for use in the landscape:
    - *Air plant (Catopsos berteroniana)*
    - *Angel’s Trumpet (Datura spp.)*
    - *Bromeliads \*\* (Aecmea spp.)*
    - *Cattail (Typha latifolia)*
    - *Coral Vine (Antigonon leptopus)*
    - *Firethorn \*\* (Pyrocantha coccinea)*
    - *Kudzu (Pueraria lobata)*
    - *Potato vine (Ipomoea spp.)*
    - *Vitex (Vitex spp.)*
    - *Air Potato (Dioscorea bulbifera)*
    - *Barberry (Berberis spp.)*
    - *Cactus \*\* (Cereus spp.)*
    - *Century Plant \*\* (Agave Americana)*
    - *Euphorbia/spurge (Euphorbia spp.)*
    - *Glorybower (Clerodendrum)*
    - *Pampas Grass (Cortaderia selloana)*
    - *Psychic Nut (Jatropha curcas)*
    - *Yucca (Yucca spp.)*
  - \*\* may be planted within a fenced back yard.
  - (ii) Homeowners should exercise care and not plant any plants, trees, vines, etc. that are known to be invasive or non-friendly to this area. For further information, please visit <http://plants.ifas.ufl.edu/education/district4.html>.

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- (s) Ponds and Waterfalls are not permitted.
- (t) Trees – Planting
  - (i) The originally installed trees were part of a landscape plan approved by Hillsborough County.
  - (ii) If relocated, all reasonable efforts must be exercised to keep them alive.
  - (iii) If a tree dies, it must be replaced with a tree from the Hillsborough County Tree Ordinance. Please see <http://urbanforestry.ifas.ufl.edu/HillsboroughTrees.shtml>
  - (iv) No tree listed as a Not Approved Tree in the Hillsborough County Tree Ordinance is permitted. The current list of Hillsborough County Approved Trees and Shrubs can be found at the following web site. We recommend that Owners check for any updates prior to completing an Alteration Application. Any tree or shrub not listed in this approved Trees and Shrubs will not be approved.  
<https://www.hillsboroughcounty.org/pgm/resources/forms/landdevelopment/treehedgematerialslists.pdf>
  - (v) Tree staking materials must be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials must be removed within one (1) year after initial installation.
- (u) Trees – Removal or Destruction
  - (i) DECLARATION: ARTICLE 4, SECTION 4.53
  - (ii) The removal or destruction of any tree and distinctive flora is a landscape change and, therefore, subject to the power of the ARC to approve or disapprove the removal or destruction of trees. The following guidelines must apply to the removal or destruction of trees and distinctive flora:
  - (iii) Trees that have been planted at the direction of the builder/developer to meet County development requirements that are located between any street and any sidewalk (hereinafter “street trees”) must not be intentionally destroyed or removed.
  - (iv) Trees and distinctive flora - other than “street trees” - which have a diameter of six inches (6”) or more and two (2) feet or more above ground level must not be destroyed or removed except with the prior approval, in writing, of the ARC.
  - (v) Prior to the written approval of the ARC to remove any tree described above or distinctive flora, the homeowner must first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from the governing County agency or department.
  - (vi) The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ARC, must be replaced with the same species and size tree or distinctive flora as the original tree or distinctive flora.
- (v) Trees – Street Trees
  - (i) The ARC may approve the planting of one or more street trees planted in a five (5) foot wide landscape easement located directly adjacent and parallel to the back of sidewalk.

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- (ii) Street trees must be in the landscape easement with each tree located three (3) feet from the back of sidewalk.
- (iii) Other than street trees, there must not be any plantings other than sod between the street curb and sidewalk.
- (iv) Street trees may be any tree designated as such by Hillsborough County. See Hillsborough County website for details.  
<https://www.hillsboroughcounty.org/en/businesses/permits-andrecords/permits/approved-street-trees>
- (v) Street trees must exhibit superior symmetry, form, and branching, possess a single central leader, be sound, healthy, vigorous, full, and free from disease and objectionable disfigurements.

## Section 6.35 Trellises, Lattice and Arches

- (a) No more than three trellises will be permitted, and they are not allowed to be placed on the front façade of the house.
- (b) Trellises for supporting plants must be placed within the roof overhang on the side or rear of the house.
- (c) Trellises must be constructed of weatherproof material, such as PVC and will be kept in good repair.
- (d) Free-standing trellises are prohibited.
- (e) Trellises must remain plumb, level and structurally sound.
- (f) Arches and pergolas and similar structures will be approved by the ARC on a case-by-case basis.

## Section 6.36 Vegetable, Herb and Cutting Gardens, Compost Bins

- (a) Vegetable, herb and cutting gardens must be confined to the fenced rear yard out of view from the public streets and common areas.
- (b) They must be maintained regularly to prevent excessive weed growth.
- (c) All plants must not exceed five (5) feet in height unless the rear yard is fenced, in which case they must not exceed fence height.
- (d) Gardens must be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials must be removed.
- (e) Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and must have ARC approval prior to placement of the bin on the Lot. Any such bin must be covered at all times.
- (f) Compost bins must be located a minimum of fifteen (15) feet from neighboring property lines.

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- (g) Should an adjacent property owner complain regarding odors, rodents or other animals that are attracted to the bin, the Association will notify the Owner in writing, and they must immediately remedy the situation. If the Owner does not abate the problem within ten (10) days from receipt of notice, the Association must have the right, without further notice to enter the property and remedy the problem. All expenses incurred must be assessed to the homeowner.

## Section 6.37 Lawn Furnishings

- (a) Lawn furniture must be in the rear of the house and not visible from the street in front of the house.
- (b) For safety reasons all lawn furniture must be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
- (c) All lawn furniture must be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

## Section 6.38 Lawns

- (a) Lawns must be mowed, trimmed, and edged regularly (generally once per week) during the high growth season (usually Apr – Oct), and about twice per month during the dry season (Nov – Mar). All grass clippings and debris should be removed from the sidewalk, driveway, and street.
- (b) Grass is not permitted to grow onto concrete areas or into flower beds/tree rings.
- (c) Trimming of grass along the house perimeter, fences, and other items in yard is required.
- (d) Dead, diseased, brown grass should be replaced with healthy St. Augustine/Floritam sod to maintain a cohesive look throughout the community. Seeding or other invasive grasses are not permitted.
- (e) Front lawn areas may be replaced with suitable landscaping/xeriscaping/hardscaping in up to 50% of the lawn area with prior ARC approval. Easement areas (between street and sidewalk) shall remain St. Augustine/Floritam grass to promote a cohesive look in the community.

## Section 6.39 Lighting

- (a) All exterior lighting must be consistent with the character established in Valri Park and be limited to the minimum necessary for safety, identification, and decoration.
- (b) Owners may not install security spotlights or flood lights unless activated by a motion sensor.
- (c) Spotlights, flood lights, or other high intensity lighting must not be placed or utilized upon any house with the light directed or reflected on neighboring property.
- (d) Bollard light fixtures (permanent ground-mounted lighting fixtures/posts) are not permitted.
- (e) Enclosures of light fixtures must be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.

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- (f) Fixtures may be incandescent, metal halide, mercury vapor, or high-pressure sodium lamps. Colored lamps are not allowed.
- (g) No lighting must be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
- (h) Post mount light fixtures must be permitted in the rear of the house and not visible from the street in front of the house.

## Section 6.40 Lightning Rods and Brushes

- (a) No lightning rods or brushes are permitted.

## Section 6.41 Ornaments

- (a) Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area.
- (b) Ornaments must not exceed thirty (30) inches in any dimension.
- (c) Ornaments of a solid color must be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
- (d) Painted or glazed ornaments must be as close as possible to the natural color(s) of the subject that they are depicting.
- (e) A maximum six (6) ornaments and six (6) potted plants are permitted as follows:
  - (i) No more than three (3) ornaments and three (3) potted plants in front of the house.
  - (ii) No more than three (3) ornaments and three (3) potted plants in the rear of the house unless behind a fence.
- (f) Lawn ornaments include, but are not limited to:
  - bird baths
  - bird/squirrel house
  - fountains
  - plants on hooks
  - plaques
  - statues
  - sun dials
  - bird feeders
  - decorative flags (including holiday, sports, etc.)
  - patriotic display items (ribbons, decals, etc.)
  - potted plants
  - steppingstones within a landscape bed
  - tiki torch (each count as one lawn ornament)
  - personal items (except furniture)
- (g) For safety reasons all lawn ornaments must be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor for vigilance and safety intervention.
- (h) All lawn ornaments must be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
- (i) No ornaments must be hung from trees except for bird homes or bird feeders.
- (j) Bird feeders must be mounted five (5) feet above ground level.

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- (k) Bird and squirrel homes must not be mounted to exceed the roof eave in height. Multiple bird dwellings, i.e., bird coops are not allowed.
- (l) Ornaments must not be placed down driveway perimeters, on street catch basins or on utility boxes.
- (m) Decorative buckets to catch air conditioner water are permitted if they are aesthetically pleasing (plastic paint buckets and the like must not be used).
- (n) One American flag, one POW and one Military flag and door wreaths (one per door) are not counted as ornaments.
- (o) Flowerpots containing dead plants and empty flowerpots must be removed from public view immediately.
- (p) Artificial plants/trees or flower arrangements are allowed on front entryways only.
- (q) Ornaments and flowerpots displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments.

## Section 6.42 Outbuildings, Sheds and Storage Containers

- (a) Sheds over six (6) feet in height, car canopies, and the like are not permitted.
- (b) The ARC and HOA Board of Directors must approve all storage containers.
  - (i) Option One -1-
    - 1) One (1) "Rubbermaid" type or equal storage unit that does not exceed four (4) feet in height, four (4) feet in width, and eight (8) feet in length may be in the back yard behind a privacy fence (see guidelines for privacy fences).
    - 2) If the back yard is not fenced, the unit must be placed against the rear wall of the house and not visible from the street.
  - (ii) Option Two -2-
    - 1) One (1) storage unit/shed that does not exceed six (6) feet in height or a maximum floor size of six (6) x eight (8) feet may be in the back yard behind a privacy fence (see guidelines for privacy fences).
    - 2) Must be maintained or replaced as needed to maintain the finish and structural integrity, and free from mildew. Unit in a state of disrepair must be removed.

## Section 6.43 Parking of Vehicles including Recreational Vehicles

- (a) DECLARATION: ARTICLE 4, SECTION 4.6.3
- (b) All vehicles must be parked in the owner's driveway or garage, never in a grassy area such as the yard, community area, or easement area. Vehicles that must be parked on the street is necessary must not park directly across from another vehicle or block the view and flow of traffic at intersections.
- (c) Only passenger use vehicles are permitted overnight parking within Valri Park. Passenger use vehicles are the only roadway vehicles authorized to park overnight. No trailers or vehicles with branding, work racks, commercial attachments, etc. can be parked overnight.

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- (d) Recreational vehicles (RV) are permitted temporary parking for the purpose of loading, unloading, and/or cleaning the recreational vehicle.
  - (i) Temporary parking will be considered a period of less than twenty-four (24) consecutive hours, or forty-eight (48) non-consecutive hours in a seven-day (7) period. However, recreational vehicles must be parked in a driveway during this period, and NOT on the street or in a grassy area, as this creates a safety hazard to vehicles trying to drive in our community.
  - (ii) RV parking on the street will result in the RV being towed by the Association at the sole expense of the owner of such vehicles.
- (e) No inoperative, excessively damaged, or abandoned cars, trucks, motorcycles, or other types of vehicles are allowed to remain anywhere on the Lot or in the community, except in a garage, for longer than forty-eight (48) hours.

## Section 6.44 Pet Nuisances

- (a) Pets that are permitted to cause a nuisance to neighbors, such as excessive barking, feces left in yards or common areas, or roaming free in the community without a leash (including cats), may be removed permanently from the community by the Association. The Association will consider such removal after three separate homeowner complaints that have been documented.

## Section 6.45 Play Structures, Recreational Equipment and Toys

- (a) In General:
  - (i) All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view.
  - (ii) Acceptable screening includes landscaping and fences. Trampolines will only be permitted within fenced yards due to possible legal liability.
  - (iii) All play and recreational equipment must be maintained on a regular basis by the Owner.
  - (iv) Tree houses, basketball goals and skateboard ramps are not permitted.
  - (v) All play and recreational equipment are to be placed at least five (5) feet in from the property line.
  - (vi) All portable play and recreational equipment, including toys, must be removed from public view when not in use.
  - (vii) All portable play and recreational equipment must be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
  - (viii) Owners must take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to other's property.



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- (ix) The ARC requires that all applicants for trampolines obtain signatures from neighbors to the side and rear of their Lot stating that they have no objections to the installation of the play equipment. Trampolines must be in the back yard and not used between dusk and dawn.
- (b) Play Structures
  - (i) Play structures includes but is not limited to, gym or swing sets, slides, playsets and playhouse, tetherball poles, etc.
  - (ii) A picture and the dimensions of the play structure must be submitted with the Alteration Application, along with a survey showing intended placement.
  - (iii) The overall height of play structures may not exceed eight (8) feet in height and must be at least three (3) feet from the property line behind a fence. However, the height may be reduced by the ARC based on the Lot size and impact on neighboring lots. This will be determined by a site visit.
  - (iv) It is preferred that canopies and “roofs” be of earth toned colors – tan, brown, olive or forest green.
  - (v) Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.
  - (vi) Play structures must be kept in good condition at all times including repair, painting, or staining and the replacement of any canvas.
- (c) Play Structures – plastic and other toys
  - (i) Plastic play homes and other toys must be confined to the back yard behind a fence.
  - (ii) All play structures and toys must be removed and secured inside if storm warnings of tropical storm strength winds or higher are posted.
  - (iii) Permanent Basketball Goals are not permitted.
  - (iv) Portable Basketball Goals are permitted with ARC approval on a case-by-case basis.

## Section 6.46 Rain Barrels

- (a) Rain barrels designed for the purpose of capturing rain from the gutters systems may be used on the side or rear of the house. Screening may be required when located on the side of the house.
- (b) Barrels must be placed within an existing landscape bed or screened from public view.
- (c) Barrels may not exceed three (3) feet in height and must be earth tones or match the home in color.

## Section 6.47 Reflectors

- (a) Reflectors are not allowed.

## Section 6.48 Roofs

- (a) Roofs must be high grade architectural (dimensional) shingles.

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- (b) Colors must be shades and blends of gray or brown that correspond to the approved color scheme of the house. The pre-approved list of colors for these exterior items are available at McNeil Management or on the Valri Park POA website at <https://valripark.com/>.

- (c) No tile, metal or other materials are permitted.

## Section 6.49 Roof Extensions/Covering

- (a) No roof extensions (carport or overhang) for a car, boat, equipment, or any other purpose will be permitted.

## Section 6.50 Screen and Storm Doors

- (a) No screen or storm doors are allowed on the front door of a home.
- (b) Security doors (metal grilles or bars) are prohibited.

## Section 6.51 Screened Lanais (Patios)

- (a) All screening and screened enclosures must be constructed utilizing anodized aluminum in bronze or white.
- (b) Screening must be charcoal and of standard mesh size. No privacy screening is permitted.
- (c) Screening must extend from the ceiling opening to the foundation.
- (d) Decorative railing is not permitted.
- (e) Vinyl windows (clear or light grey) will be allowed with frames that match the color of the existing window mullions. Sample of light grey tint must be included with application.
- (f) Extended screened lanais must have either shingled or screened roof structures with a pitch as per Hillsborough County code. On a shingled roof, the shingles must match the existing shingles on the house.

## Section 6.52 Steppingstones

- (a) Pathway may be installed from the driveway leading to the back yard with ARC approval.
- (b) Pathway must not interfere with approved drainage of the current or adjacent lots.

## Section 6.53 Signs

- (a) "Protected by alarm" signs, "No Trespassing," "Beware of Dog" type signs are authorized in landscaping near the front and rear door. Signs must not exceed six (6) inches by six (6) inches and must have approval of the ARC.
- (b) No other signs are permitted, excluding contractor signs for improvements such as swimming pools, patio. A "permit board" displaying a building permit from the applicable governmental agency is allowed if that agency requires it to be posted conspicuously.

## Section 6.54 Skylights and Solar Panels

- (a) Skylights must be integrated as part of the roof design and require prior written approval from the ARC before installation.

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- (b) Solar water heating panels will require approval by the ARC. Any solar panels and related appurtenances and equipment must be designed and constructed to appear as an integrated part of the building's architecture. This generally means that the panels must be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
- (c) All pipes must be of a color to blend with the roof shingles and color of house.

## Section 6.55 Storm/Hurricane Shutters

- (a) Permanently installed shutters may be accordion or roll-up style and must be approved by the ARC.
- (b) Temporary shutters include LEXAN panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels, they should be marine grade and three fourths ( $\frac{3}{4}$ ) inch thick.
- (c) Shutters may be closed or installed seventy-two (72) hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than three days after the warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor must be charged to the Owner. The Association is not responsible for any damages caused by the removal or for the costs of storage of the panels.
- (d) In the event of an actual storm event causing substantial damage to the house, homeowner may request in writing, for an extension to the time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
- (e) Shutters may not be closed or installed at any time other than a storm event as described above.
- (f) Under no circumstances may storm shutters or protective panels be used as a routine security measure.

## Section 6.56 Swimming Pools and Spas

- (a) DECLARATION ARTICLE 4, SECTION 4.26
- (b) Any swimming pool to be constructed upon any home site must be subject to review by the ARC. The design must incorporate at a minimum, the following:
  - (i) The composition of the material must be thoroughly tested and accepted by the industry for such construction.
  - (ii) Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. All screening must have the prior written approval of the ARC.
  - (iii) Pool heating equipment must comply with all applicable building, zoning, and fire codes.
  - (iv) Screening of the pool is required either by fencing the property or by a screen enclosure that totally encloses the pool.
- (c) Pools must be of the in-ground type. Above ground pools are prohibited expected those integrated with appropriate decking and subject to approval at the discretion of the ARC.

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- (d) Swimming pools must not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.
- (e) Portable “kiddie” pools, wet slides and other pool toys should be stored out of view when not in use.
- (f) Spas installation will be subject to County regulations and ARC approval process.
- (g) Irrigation system must be re-installed to insure one hundred percent (100%) coverage of sodded and landscaped areas of the property.
- (h) Pool heaters and pool filters must be screened from view from the street.
- (i) Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.
- (j) Under no circumstances may chlorinated water be discharged onto other homeowners’ lawns, or into retention ponds.

## **Section 6.57 Water Softeners**

- (a) Installation usually requires a permit. Please check with the County Building Department.
- (b) Discharge from water softeners must be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a “P” trap. It must not drain to the outside open areas.
- (c) Water softeners must be screened from view from the street with shrubs or other landscaping.

## **Section 6.58 Windows - Replacement, Tinting and Treatments**

- (a) Originally installed windows may be replaced with windows of similar style. Replacement window frames must match existing window frames.
- (b) Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows must be gray in color with no more than twenty one percent (21%) solar reflectance and no less than thirty percent (30%) light transmittance. Any peeling or damaged film must be removed and/or repaired to provide a consistent appearance on the window(s).
- (c) The degree of darkness allowed for non-reflective tinting must remain with the ARC on a case-by-case basis. All tinting requests must be accompanied by a brochure or manufacturer’s description and include a sample of the material.
- (d) No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
- (e) Window treatments must consist of drapery, blinds, decorative panels, or other tasteful window covering.
- (f) Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an Owner or tenant first moves into a house or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.