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Architectural Review Committee (ARC)

Policies and Procedures

From this date forward, the following guidelines and criteria are in effect with regard to reviewing applications for additions or alterations to either the home or lanai exterior or surrounding yard. All such additions and alterations require ARC approval, with the single exception being changes made within the screened lanai or pool cage area.

Violations may result in the ARC requiring reversal: i.e.: homeowner to remove and/or reverse an unauthorized, completed addition or revision to property, or a fine will be imposed.

Silverthorn was developed with the intent that the homes harmonize with each other and present a pleasing and consistent style. This style is not the result of a formal architectural code, but rather the result of the vision of the original developers.

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors hereby recognizes and adopts the style and form of the existing, as-built community as its architectural standard.

NOTE:

- ARC Applications are available at the Community Center.
- Approved applications are valid for up to twelve (12) months, unless otherwise stated, dependant on the type of project.
- Aluminum or metal roof extensions and/or carports are not allowed.
- Single story homes and/or additions are restricted to concrete block construction.
- The first floor of a two (2) story home and/or additions is restricted to concrete block construction.
- Any new construction or remodeling must be in compliance with all applicable state and local building codes. The Applicant/Resident is responsible for all required permits. ARC approval should not be viewed as complying with Hernando County Building codes.
- A written appeal of the ARC Committee decision may be submitted to the Board of Directors within 14 days of the post date of the letter informing applicant of the decision. No work may commence until the appeal process is complete.
- Upon completion of approved work the Property Manager must be given written notification for final inspection. A resident-signed copy of the approved ARC request must be returned to the Property Manager.

The following are policies or standards relating to the more commonly received requests:

SECTION 1. AWNINGS - ARC approval is required.

- A. Fabric awnings are allowed.
- B. Solid colors only; must be consistent with approved color palette; no stripes.
- C. Trim or piping is limited to 1/2" in width and must be the same color as the awning or white.
- D. Provide material color and style, and include house body and trim colors with ARC request form.
- E. Metal awnings are not allowed.

SECTION 2. BARBECUE GRILLS

- A. Portable cooking devices fueled by anything other than propane gas (e.g., charcoal, wood, electric, etc.) shall be stored inside the home or garage unless in immediate use.
- B. The storage of propane gas barbecue grills is restricted to the following parameters:
 - 1. A gas barbecue grill may be stored in the attached screened pool enclosure, or on an exterior patio.
 - 2. A grill cover, consistent with the approved color palette, must be utilized for all outside storage (see approved awning colors).
 - 3. If screened with shrubbery from the street and the golf course, a covered gas grill may be stored on an existing pad at the side garage entrance or at the lanai entrance.
 - a) Maintenance of this shrubbery is the responsibility of the homeowner.
 - b) It is allowable to construct a small pad of paver brick or patio block adjoining either of these entrance areas for gas grill storage, construction of which requires ARC approval.

SECTION 3. CLOTHESLINES (allowed per Florida statute 163. 04) ARC approval of location and style is required.

- A. No line shall be strung outside of a screen enclosed pool cage or lanai.
- B. Only Umbrella style clothes drying lines are allowed outside of a screened enclosure.
 - 1. Any Umbrella style clothes drying lines must be placed to the rear of the property and not in the front yard.
 - 2. No Umbrella style clothes line shall be visible from the Golf Course unless the Board determines there is no other location on the Lot where a clothesline may be placed in order to be less objectionable.
 - 3. An umbrella style clothes drying line may be used during daylight hours only and shall be removed at night or when not in use.
 - 4. Supporting/mounting hardware (post or umbrella) may not be permanently mounted.

SECTION 4. COMPOSTERS ARC approval required

Composters are permitted, subject to reasonable restrictions based on the specific intended location. In all cases a composter must be:

- A. closed, compact container (not to exceed 7 cubic feet).
- B. located where it will be adequately blocked from view from the street, golf course, and neighboring properties by shrubbery or the configuration of the home. No other materials (e.g., fences, lattices, or mesh screening) can be introduced to screen a composter from view.
- C. used for plant materials only (not meat, fish, or dairy),
- D. well maintained (i.e., not emanating odors or attracting animals),

SECTION 5. CONTAINERS – Property Manager Notification and approval is required.

- A. Moveable temporary storage (i.e., PODS) and/or waste containers (i.e., Dumpsters) will be allowed for a reasonable amount of time, dependent upon the need (moving, renovations/remodeling and new construction).
- B. All applications must state the purpose, type of container and time-frame.

SECTION 6. DRIVEWAYS AND DRIVEWAY EDGING - ARC approval is required.

- A. Driveways constructed of poured concrete or brick pavers are allowed.
- B. Decorative driveway designs (i.e., pictorial illustrations, geometric or other figures, etc.) and coatings are not allowed.
- C. Single colored coatings and sealers (see approved color palette), are allowed on concrete driveways.
- D. Clear sealers only are allowed on pavers.
- E. Paver driveway color must be approved by the ARC.
 - 1. Edging pavers on paver driveways shall be consistent with the main colors of the driveway. No border may be perceived due to color.
 - 2. Once a request has been approved, the pavers and pattern of installation must be consistent with what was approved. Any substitutions require another application.
 - 3. All repair, replacement and maintenance of pavers installed within the sidewalk area of the driveway shall be the responsibility of, and performed by, the current and future owners of the lot at their cost and expense. The Association does not accept, and upon installation of such pavers shall be relieved from, any and all maintenance responsibility in regard to the sidewalk area of the driveway and the pavers installed therein.
 - 4. Pavers installed within the sidewalk portion of the driveway must be installed in accordance with the requirements of the ADA and Hernando County. To the extent possible, slope and elevation of the sidewalk area must be uniform and consistent with the slope and elevation of the adjoining sections of sidewalk on each side of the driveway. Beveling of the pavers to meet the adjoining sidewalk sections is not acceptable.

SECTION 7. FLAGS AND FLAGPOLES – ARC approval is required for a flagpole to be erected.

- A. Any homeowner may display one portable, removable United States flag, official flag of the State of Florida or seasonal flag, in a respectful manner, also one portable, removable official flag, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.
- B. Portable American or seasonal flags shall be mounted only in the following manner:
 - 1. Attached to the house with appropriate flag mounting brackets.
 - 2. Seasonal flags must be removed after the associated season.
 - 3. **Flags may not be mounted on mailboxes or mailbox posts.**
- C. Any homeowner may erect a freestanding flagpole no more than 20 feet high on the homeowner's real property.
 - 1. The flagpole may not obstruct sightlines at intersections or be erected within or upon an easement including the road right-of-way.
 - 2. The homeowner may display in a respectful manner from that flagpole one official United States flag, not larger than 4½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. **Per Florida Statute 720.304 (2) (a) & (b).**

SECTION 8. HURRICANE PROTECTION — ARC approval is required.

- A. All mounting brackets installed for mounting hurricane protection must be painted to match the house.
- B. Permanently installed mounting screws shall be covered with rubber caps of white or matching color to the body of the house.
- C. Hurricane protection material, i.e. plywood covering, removable corrugated panels, full window screening, roll-up or side retracting shutters may be put up when a storm watch advisory or warning has been issued for our geographical area. All of these items must be removed or retracted within seven days from the time that any storm watch or warning is no longer applicable to our geographical area.
Exception: Clear panels will be allowed to remain installed for the duration of the Hurricane season (June 1st through November 30th). All clear panels must be removed no later than December 1st.

SECTION 9. LANDSCAPING

- A. The ARC supports the principles of Florida-Friendly Landscaping which promote quality landscapes that conserve water, protect the environment, are drought tolerant, and adaptable to local conditions. The standards and restrictions cited herein permit Florida-Friendly Landscaping practices within the context of the deed restrictions of the Silverthorn community, and are intended to result in quality landscapes that are properly designed and maintained.
- B. Per Covenants (Article VII, Section 2.5), all dwellings shall be constructed with approved landscaping plans. Landscaping plans shall be submitted on a plot plan for the residence, showing the approximate square footages of the proposed landscaped areas. Once a landscaping plan has been approved, ARC approval is required to alter the size or configuration of landscape beds, add or remove landscape beds and plants or remove trees/palms that are 3 inches or more in diameter. ARC approval is not required to install or replace turfgrass so long as it is an approved variety.

C. Landscape Plantings - general

- 1. Planting of shrubs, flowers or trees **between the sidewalk and curb** is not permitted.
- 2. **Artificial flowers** are not permitted in landscape beds.
- 3. **Wooden planter boxes** are not permitted in landscape beds, or in lieu of landscape beds. A planter box is a box with a bottom, made of various materials, for planting gardens above the natural soil level. External cement or terra cotta pots and plant holders require ARC approval.
- 4. **Raised planting beds** that require a retaining frame are not permitted.
- 5. **Plantings, other than trees** (shrubs, flowers, groundcover), may be replaced with the same or alternative species in an existing planting bed. ARC approval is not required.
- 6. **Planting Beds** require ARC approval if a planting bed is being expanded or reconfigured beyond its current state, a new area is being proposed, or if a bed is being removed and replaced with turfgrass.
- 7. **Dead plants in landscape beds** Per Covenants (Article VII, Section 3. Paragraph 2.), dead plants in landscape beds must be replaced; landscape beds cannot contain only mulch, rock, or soil. As a guideline, 50% of a planting bed must be covered with vegetation so that no more than 50% is visible mulch.
- 8. **Trees/Palms** - ARC approval is required for planting or **removal of any tree** with a trunk diameter at breast height (approximately 4 ft above the ground) of 3 inches or more. A tree is considered to be a perennial plant supported clear of the ground on a woody stem or trunk, branching into a well-formed crown of foliage, and reaching at maturity a height of approximately 17 feet (5 m) or more.

(Section 9-B. Landscape Plantings - general continued on next page)

9. Landscape Mulch – Biological materials (pine bark, pine straw, mixed hardwood mulch, etc.) should be used as mulch in landscape beds to protect against soil erosion, maintain soil moisture, inhibit weed growth, improve soil structure and aeration, and reduce pesticide use. Mulch cannot be used for an entire landscape (see Turf grass). ARC approval is not required for permitted mulches.

a) All types of **organic** (plant-based) mulch are permitted.

b) Rock mulch is permitted, but it will not contribute to the soil's nutrient and organic content or water-holding capacity, and it radiates heat. It may be useful to lessen the impact of rainfall from roof overhangs, and can be used around heat-tolerant plants and trees.

c) Rubber mulch is not permitted. It increases heat and may result in loss of habitat, or increase habitat that does not support wildlife. Existing rubber mulch may remain, but it cannot be replaced.

D. Hedges / Privacy Landscaping– ARC approval is required.

1. **(Hedge):** A continuous row of densely planted, low-growing, same species plants forming a boundary.
2. Privacy plantings between pools, used as screening and or alongside a property line are not to exceed six (6') feet in height.
3. Hedge alongside lot line extending from back to front of property may not extend past the front of the house.
4. No hedge, shrub or tree may be planted which would obscure sight lines at intersections, curves in the road, or blocks sightlines from driveways, and none may be planted within the road right-of-way or upon an easement.
5. Trimming and or maintenance of the hedge includes trimming and maintaining on all sides by the owner of the hedge.
6. Hedges alongside a lot line must be planted in such a fashion as to allow the owner of the mature hedge adequate space to trim the hedge without trespassing on the adjoining property.
7. Existing mature privacy plantings along the rear lot line will be allowed to remain, height not to exceed ten (10) feet.
8. New plantings and/or revisions require ARC approval.

(Property abutting the golf course exclusive):

9. Hedges only will be permitted along rear property line and will have a running length not to exceed fifteen (15') feet followed by a three (3') foot opening to allow golfer access.
10. Hedges along rear property line are restricted to four (4') feet in height.

(Section 9 Landscaping - continued on next page.)

E. Turf grass

1. Single family homes (owner responsible for landscape maintenance).

- a) In order to maintain a homogeneous and contiguous landscape bordering the street, the area between the curb and the sidewalk must be completely sodded (not seeded or plugged) with an approved turf grass; no other plantings are allowed in this area.
- b) At least 50% of the landscaped area from the sidewalk to the front face of the house must be sodded (not seeded or plugged) with turf grass. Acceptable turf grasses are all varieties of St. Augustine grass, Zoysia grass, and Bahia grass only.
- c) Artificial turf is not allowed. The remaining landscaped area may be trees or other plantings (shrubs, flowers, groundcover) in landscape beds.
- d) Landscape beds for single family homes must have plantings; they cannot contain only mulch or stone. As a guide no more than 50% of a mulched area should be visible mulch with the remaining area under shrubs, flowers or groundcover.
- e) Up to 70% of the landscaped area extending from the front face of the house to the rear property line may be trees or other plantings in landscape beds. The remaining area must be sodded in an acceptable turf grass (St. Augustine grass, Zoysia grass, or Bahia grass only). The ARC encourages homeowners to install plantings that are drought tolerant, cold tolerant (USDA plant hardiness zone 9A), low maintenance (in terms of need for supplemental water, fertilizer, pesticides), and in all cases, intended to fit site conditions, while maintaining community aesthetics.

2. Villa homes – (HOA responsible for landscape maintenance.)

- a) The area between the curb and the sidewalk must be completely sodded (not seeded or plugged) with St. Augustine grass only; no other plantings or types of turf grass are allowed in this area. Due to HOA-contracted lawn maintenance, which is specifically designed for weed/insect/disease management and fertilization of St. Augustine grass, the only acceptable turf grass for villa lots is any variety of St. Augustine grass.
- b) Artificial turf is not allowed.
- c) Up to 70% of the landscaped area from the sidewalk to the front face of the villa may be trees or other plantings (shrubs, flowers, groundcover) in landscape beds, because many villa lots have limited square footage in landscaping facing the street, and to ensure that homeowners can design their landscape plans to select plants that match site conditions.

(Section 9-E.-2 Turf grass villa homes continued on next page)

- d) Landscape beds must have plantings; they cannot contain only mulch or stone.
- e) Up to 70% of the landscaped area from the front face of the villa to the rear property line may be trees or others plantings in landscape beds. The remaining area must be sodded in a variety of St. Augustine grass. In all cases, placement of landscape beds cannot impede transit of mowers. Landscape beds and plantings therein should be drought tolerant, cold tolerant (USDA plant hardiness zone 9A), and low maintenance (in terms of need for supplemental water, fertilizer, pesticides, and frequent pruning), and intended to fit site conditions, while maintaining community aesthetics.
- f) Costs of installation and maintenance of all new landscaped areas are to be borne by the homeowner, including mulch and trimming, any modification or replacement of existing irrigation systems, and maintenance of new/modified portions of irrigation systems. Villa homeowners who receive approval for additional landscaping shall sign a document acknowledging this responsibility.

F. Landscape Plantings – Villa Areas of Bristol Pond, Sterling Run, and Regal Trace - ARC approval required

1. Because landscaping in villa areas is maintained through homeowner assessments, ARC approval to expand existing planting beds or to add new planting beds will be given only under certain limited circumstances entailing correcting identifiable problems such as:
 - a) low spots and drainage problems
 - b) screening heating units and pool pumps
 - c) screening gas grills from the street and or golf course
 - d) adding planting beds to the front or rear of villa homes where none, or a clearly inadequate amount, currently exist.
 - e) adding planting beds where St. Augustine grass is not suited to the site-specific conditions.
2. Approval to add, eliminate, or expand any planting area is contingent on all work being done at homeowner expense, including any necessary changes to sprinkler systems, and maintenance thereof, and is subject to the homeowner responsibilities stated in the Villa Maintenance Guide (also see Turf grass – Villa Homes, above).

(Section 9 - Landscaping continued on next page)

G. Landscape Structures

1. **Fences** are not allowed at individual homes/villas except for fences required by state law which enclose a pool or spa.
2. **Lattice** screens and slatted structures, including arbors, pergolas, and gazebos are not allowed.
3. **Trellis** design and location for plant support must have ARC approval.
 - a) Trellises must be placed flat against the exterior wall of the home.
 - b) Trellises may not exceed 6' in height.
 - c) Trellises may not be constructed of lattice material.
4. **Walls** are only to be permitted in the event that these are determined to be necessary by the Board of Directors, and approved in writing, as retaining walls to prevent damage to the property as a result of grading or other conditions which may lead to erosion or other damage if a retaining wall is not constructed.
 - a) Retaining wall may only be constructed of concrete or cement block.
 - b) Retaining walls must be stuccoed, textured and painted to match the home unless landscaping block is used. ARC approval is required.
5. **Curbing or Edging — ARC approval is required.**
 - a) **(Curbing/Edging): A raised edge or border to enclose an area and or keep separated two dissimilar materials.**
 - b) Only cement based materials for landscape curbing is allowed. It may be a high or low extruded profile. A sample of cement based materials other than on site extruded cement must accompany the application for evaluation. No other materials may be used for curbing.
 - c) Cross section dimensions and color must be consistent with approved ARC color palette and dimensions.
6. **Irrigation** – Per Covenants (Article VII, Section 2.5), all homes must have functioning, automatic underground irrigation systems. Homeowners are encouraged to convert to micro-irrigation in planting beds, separate irrigation zones to match watering needs to groups of plants with similar needs, use moisture sensors, and cap any irrigation heads where irrigation is not needed (mature established shrubs and trees). Villa homeowners should be aware that the existing contractor-installed irrigation systems may not be able to accommodate special needs such as micro-irrigation. Villa homeowners assume full responsibility, including maintenance, for any changes/modifications to their existing irrigation systems.
7. **Landscape/Security lighting — ARC approval is required**
Must be installed in a manner that does not infringe on adjacent property.

SECTION 10. LAWN, GARDEN AND HOUSE ORNAMENTATION - ARC approval is required

- A. All types of lawn, garden and house exterior wall ornamentation require ARC approval. The maximum number of allowable items (including fountains and statues) per property is four.**
- B. Only one (1) fountain may be permitted on any one lot with no more than three (3) additional statues or objects.**
- C. Fountains and statues are restricted to 5 feet in height as measured from the ground.**
- D. The combined height of all lawn and garden ornamentation, including but not limited to fountains and statues, on any lot is not to exceed five (5) feet in total.**
- E. Ornaments, other than temporary holiday objects, attached to exterior walls are subject to the overall restriction of four, including one fountain per property. Furthermore, any such object may not be mounted more than six feet above the ground.**
- F. Other types of lawn and garden ornamentation may be permitted. This includes, but is not limited to birdbaths, decorative globes and small lawn furniture such as benches.**
- G. Temporary seasonal or holiday exterior decor may be displayed. Such decor must be removed within two weeks of said holiday.**

SECTION 11. MAILBOXES – Property Manager approval is required.

- A. Complete mailbox maintenance (including cleaning, painting and repair) is the responsibility of the homeowner.**
- B. Only approved mailbox design and colors are allowed. (*Approved mailboxes are in ARC color palette book.*)**
- C. Home Depot has the Silverthorn mailbox paint colors on file.**

SECTION 12. PAINTING HOUSE — ARC approval is required.

- A. Color samples must be consistent with approved color palette and must be submitted with ARC application. This includes changing the color or repainting with the same color.**
- B. Prior to ARC review and action residents requesting to paint their homes shall apply a two foot (2') square of the base color on the side of the house along with a two foot (2') length of trim color 4" wide above the base color.**
- C. Alternatively, residents may present a two foot (2') sample of base color with trim color on poster board, luan or plywood rather than painting on the side of the home. Note: This option may require a primer coat for proper color representation.**
- D. In addition a 2" x 2" paint swatch must accompany the request form for filing.**

SECTION 13. PAINTING VILLA

- A. Villa Painting committee chairpersons will be required to submit to the ARC a request for approval when changes are made to the existing color palette. The individual homeowner selections will not be required to gain ARC approval; the current process between villa committee and homeowner will not be affected.**
- B. Selections for individual villa homes must conform to the existing Villa color palette.**

SECTION 14. PLAY STRUCTURES — ARC approval is required.

- A. Application for play structures must include:
 - 1. Site plan showing the intended location.
 - 2. Graphic depiction of play set including colors.
- B. Play structures must be located behind resident's home. In regards to golf course lots, a different location may be considered when child safety is in question.
- C. Play structures must not exceed twelve feet (12') in height.
- D. Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing is prohibited.
- E. Play structures shall be screened from street and golf course view with plantings.
- F. Shrubbery, only, shall be used to screen play structures. Maintenance of this shrubbery is the responsibility of the homeowner. (See: Hedges / Privacy Landscaping)

SECTION 15. RAIN BARRELS — ARC approval required

Rain barrels are permitted, subject to reasonable restrictions based on the specific intended location. In all cases a rain barrel must be:

- A. Painted the same mono-color as the adjoining area of the house, with no decorations or ornamentation.
- B. Located where it will be adequately blocked from view from the street and golf course by shrubbery or the configuration of the home. No other materials (e.g., fences, lattices, or mesh screening) can be introduced to screen a rain barrel from view.
- C. Well maintained (i.e., not allowed to stagnate, emanate odors, or provide a breeding area for mosquitoes.)

SECTION 16. ROOF VENTILATION – ARC approval is required.

- A. Low profile primary roof vents and ridge vents are allowed.
- B. **Turbine style vents are not allowed.**
- C. **Solar powered ventilation panels are allowed, with preferred location to be other than on the front of the home.**

SECTION 17. SATELLITE DISHES -Manager approval for location of dish on property is required.

- A. Satellite dishes shall not be more that 39 inches in diameter (1 meter).
- B. The preferred location of the satellite dish shall be to the rear of the home unless it can be shown that an acceptable signal cannot be obtained.
- C. If location of the satellite dish is on the side of the home due to obtaining suitable signal strength, the dish shall be mounted under the eaves of the roof.
- D. When it can be shown that no other location will obtain a suitable signal, a dish may be mounted on a post in a planting bed not to exceed 5' in height. The dish must be screened with vegetation and the bed must not be in the front of the home.

SECTION 18. SCREENS - ARC approval is required.

- A. ARC approval is not required for the repair or replacement-in-kind of an individual screen panel.
- B. ARC approval is required for installation, complete replacement, complete rescreening or alterations to screens.
- C. **Golf Ball Proof Screening:** ARC approval is required. This type of screening is only allowed on windows outside of screened enclosures that have a possibility of damage due to golf balls from the golf course. It cannot be used on any other windows or as an alternative for screens on a lanai or pool cage.
- D. **Entrance & Garage doors:** Screens on entrance and garage doors are allowed. Colors for the screening must fall within the screen fabric color palette. The allowed colors of the framework for the screens are white, black, bronze or painted the same color as the base color of the house.
- E. **Lanai & Pool Cage:** Screen color to be black or charcoal only. Cage framework colors to be white or bronze.
- F. **Privacy screen addition to cage screening:** Height of privacy screen allowed is 4 (four) feet. If hedge screening is utilized, hedge height restrictions apply.
- G. Screen, frame and hardware colors must be submitted with ARC application.

SECTION 19. SOLAR PANELS AND COLLECTORS - ARC approval is required.

- A. Roof mounted solar panels and collectors are allowed.
- B. All panels, plumbing and connecting hardware on the roof must be black in color. All hardware and conduits must be painted the same or similar as the home when traversing the side walls of the home.
- C. Documentation should be provided that solar panels and collectors will be installed in the least conspicuous location while still accomplishing the purpose of the solar collector.

SECTION 20. STORAGE/ OUTDOOR

- A. Pool equipment and outdoor patio furniture are allowed in pool areas. Outdoor patio furniture is allowed on patios. ARC approval is not required.
- B. No open storage of furniture, fixtures, appliances and other goods and chattels not in active use will be permitted on driveways or sidewalks.
- C. Outside storage of personal property without ARC approval is strictly limited to garden hoses stored on caddies or reels. **All other personal property stored or in use outdoors requires ARC approval.**
- D. Gas barbecue grills may be permitted (see Barbecue Grills for specifics).
- E. **Outdoor storage of all other types of property, including but not limited to storage sheds, storage bins, various types of equipment, hammocks, gliders, and sporting goods such as canoes and bicycles is prohibited.**

SECTION 21. SUN CONTROL FILM — ARC approval is required.

Solar window film is allowed to reduce heat and ultraviolet rays. Film should be consistent with color palette as approved by the ARC.

SECTION 22. TANKS/ABOVE GROUND – ARC approval is required.

- A. A portable propane tank (up to 15 lb. net weight), attached to a propane gas grill, may be stored in an attached screened enclosure or on an exterior patio, subject to the conditions stated under Barbecue Grills. ARC approval is required.
- B. All other above ground storage tanks for storage of fuel are not allowed.
- C. Water softener or conditioning tanks located outdoors shall be buried so as to not exceed two (2) feet in height as measured from the ground, and shall be screened with plantings. ARC applications are required and must show intended location.
- D. Other tanks and containers that are specifically permitted by Florida statutes require ARC approval. These are subject to reasonable restrictions, based on the type of container and intended location.

SECTION 23. TREE/PALM REMOVAL OR PLANTING - ARC approval is required for trees and palms 3 inches or greater in diameter.

Any request to remove a tree or palm will be considered for approval based on a number of factors. Of primary importance is the current landscape plan and how it will be revised if approval is given to remove the tree or palm. Therefore, a request for tree/palm removal should be accompanied by a landscape plan that shows, at a minimum, the size of the lot, the number, the location, type of trees/palms on the lot, and how the plan will be revised if approval is given to remove the requested tree or palm. If it is believed that a tree meets one of the conditions identified in Paragraph A, items 1 through 5 of this section, documentation by either an insured certified or licensed arborist must be submitted with the application for removal.

The Silverthorn Board of Directors recognizes the current Hernando County tree requirements for residential property and the ARC has adopted these requirements as a guideline to assist them in determining tree replacement, if any. When approval is given to remove a tree, replacement shall be required if the property does not meet or exceed these tree requirements, once that tree is removed

For reference, the following is the ARC guideline for the minimum number of trees per property. In all cases, at least 50% of the minimum number of trees shall be shade trees.

- For properties up to 7,000 sq. ft. 2 trees
- For properties 7,001 – 10,000 sq. ft. 3 trees
- For properties 10,001 – 13,000 sq. ft. 4 trees
- For properties 13,001 – 16,000 sq. ft. 5 trees
- For properties 16,001 sq. ft. – 19,000 sq. ft. 6 trees
- For properties 19001 sq. ft. – 22,000 sq. ft. 7 trees
- One additional tree for every 3,000 sq. ft.

(Section 23. Tree/Palm Removal continued on next page)

A. Tree/Palm Removal. Trees and palms will be considered for removal based on the following factors, as determined by the ARC:

1. The tree/palm is diseased, dying, dead or damaged beyond saving.
2. The tree/palm is causing damage to home, utilities, property or jeopardizing the safety of pedestrians.
3. The tree/palm is weakened by age, storm, fire, injury or structural defects so as to pose a danger to persons or property.
4. The size of the tree/relative to its growing area (i.e., is the tree/palm wrong plant for that location).
5. The tree/palm is a species that poses a significant risk on residential property (e.g., sand pine), or is a non-native species that grows excessively tall (e.g., Washingtonia palm), or is an aggressive invasive (e.g., golden rain tree, camphor, etc.)
6. Can the situation be rectified by effective pruning of limbs or roots?
7. Is the revised landscape plan adequate in terms of number and types of trees?
8. Is the revised landscape plan an overall improvement?

Be aware Hernando County also requires a permit for the removal of any tree with a diameter of 18" (measured at 4' from the ground). This is the homeowner's responsibility. The County also requires an adequate replacement plan.

B. Tree/Palm Planting or Replacement. Requests for planting or replacing a tree/palm will be considered based on the following factors, as determined by the ARC.

- A landscaping plan that meets or exceeds the minimum number and type of trees based on the square footage of the property, or that, at a minimum, replaces the tree approved for removal, and that seeks to put the "right plant in the right place".
- The type and size of any replacement hardwood tree is to be in compliance with the County's approved list on file in the Community Center Office (this is not a complete list – contact the County for additional possibilities).
- Replacement tree(s) may be planted in a different location on the property; however, homeowners are encouraged to consider the importance of street appeal in their landscape plans.

C. Villa Areas. The Silverthorn Board of Directors recognizes that villa areas present distinct challenges with respect to meeting the minimum number and type of trees, as required by Hernando County and the ARC. In many cases, the original builder/developer planted species of trees whose growth pattern was inappropriate for the size of the property. Therefore, special consideration will be given to requests for tree removal in villa lots. However, in all cases, these requests must be accompanied by an adequate revised landscape plan, including tree replacement, if necessary, based on square footage of the lot. At a minimum, all villa lots must have at least one shade tree (a native hardwood that reaches, at maturity, at least 40' in height) and one ornamental species (pine, palm, or a hardwood species that does not reach 40' at maturity).

- Replacement tree(s) may be planted in a different location on the property; however, due to the small landscape in villa areas, and the importance of street appeal, the ARC requires villa homeowners to have at least one tree (hardwood or ornamental) in the front of their property.
- If space and the location of underground utilities do not allow for the planting of a tree that reaches, at maturity, the height of 40 feet Hernando County should be contacted for a variance to their tree ordinance. Then the ARC should be advised accordingly.
- See attached list of tree/palm/ornamental species suggested for single family lots as well as villa lots.

Per Article VI Section 1 of the Covenants, *The Committee shall have the absolute and exclusive right to refuse to approve such building plans and specifications and lot-grading and landscaping plans which are not suitable or desirable in its opinion, based upon the considerations set forth below, subject to any right of appeal provided for in this Declaration.....In passing upon such building plans and specifications and lot-grading and landscaping plans, the committee may take into consideration the suitability and desirability of proposed construction;The harmony of external design with the surrounding neighborhood and existing structures therein;....*

The Architectural Review Committee suggests planning ahead. If you believe that in the next twelve (12) months you may want to engage in a home improvement project, fill out the ARC request form as soon as possible. **ARC approval is valid for twelve (12) months** (unless otherwise stated). The Committee meets only once every month, so **PLEASE PLAN AHEAD**.

These architectural guidelines may be updated from time to time. Before an application is filed with the ARC, residents should check to obtain the latest updated guidelines. Violations of the guidelines or any other applicable rules or restrictions may result in fines and other penalties against the homeowner.

Hernando County Tree Requirements

Trees shall be preserved or planted according to the following table:

Lots up to and including 7,000 square feet	Two trees
Lots over 7,000 square feet but less than or equal to 10,000 square feet	Three trees
For each additional 3,000 square feet above 10,000 square feet of lot size	One additional tree
Residential lot size	Minimum number of preserved or planted trees

If planted, at least fifty (50) percent of the trees must be shade trees and a minimum two-inch caliper. If the lot soil type is any of the coastal soils listed below, shade trees are not required:

Arents-Urban land complex;

Udalific Arents-Urban land complex.

The following table lists acceptable shade trees to be planted or preserved. Species should be selected based on the characteristics of the site. Most species will tolerate full sun to partial shade and prefer well-drained soil. **Species marked with ** may be more suitable for smaller lots.**

****Species Suitable for Smaller Lots****

Species	Height, Width	Special Notes/Requirements
** <i>Acer barbatum</i> Florida Maple, Southern Sugar Maple	25-60↑ 25-40→	Occasionally wet to well-drained soil. Drought tolerant.
** <i>Acer rubrum</i> Red Maple	60-75↑ 25-35→	Wet to well-drained soil. Moderate drought tolerance.
** <i>Betula nigra</i> River Birch	40-50↑ 25-35→	Wet to well-drained soil. Moderate drought tolerance.
** <i>Ilex × attenuata</i> and cvs. East Palatka Holly	30-45↑ 10-15→	Well-drained soil. Drought tolerant.
** <i>Ilex × attenuata</i> and cvs. Savannah Holly	30-45↑ 6-10→	Well-drained soil. Drought tolerant.
** <i>Ilex opaca</i> American Holly	35-50↑ 15-25→	Well-drained to wet soil. Drought tolerant.
** <i>Magnolia grandiflora</i> and cvs. Southern Magnolia	40-80↑ 15-40→	Well-drained to wet soil. Moderate drought tolerance.
** <i>Magnolia virginiana</i> and cvs. Sweet Bay Magnolia	40-60↑ 20-50→	Well-drained to wet soil. Low drought tolerance.
** <i>Ostrya virginiana</i> American Hornbeam, Hophornbeam	30-50↑ 25-30→	Well-drained soil. Drought tolerant.

Species Suitable for Most Lots, Depending on Site Characteristics

<i>Acer barbatum</i> Florida Maple, Southern Sugar Maple	25-60↑ 25-40→	Occasionally wet to well-drained soil. Drought tolerant.
<i>Acer rubrum</i> Red Maple	60-75↑ 25-35→	Wet to well-drained soil. Moderate drought tolerance.
<i>Betula nigra</i> River Birch	40-50↑ 25-35→	Wet to well-drained soil. Moderate drought tolerance.
<i>Carya</i> spp. Hickories, Pecan	50-100↑ 25-70→	Wet to well-drained soil. Drought tolerant.
<i>Celtis laevigata</i> Sugarberry	50-70↑ 50-60→	Wet to well-drained soil. Drought tolerant.
<i>Fraxinus caroliniana</i> Pop Ash, Carolina Ash, Water Ash	30-50↑ 20-35→	Wet to mod. drained soil. Moderate drought tolerance.
<i>Fraxinus pennsylvanica</i> Green Ash	50-100↑ 30-70→	Wet to mod. drained soil. Drought tolerant.
<i>Gordonia lasianthus</i> Loblolly Bay	30-60↑ 20-30→	Wet to mod. drained soil. Moderate drought tolerance.
<i>Ilex</i> × <i>attenuata</i> and cvs. East Palatka Holly	30-45↑ 10-15→	Well-drained soil. Drought tolerant.
<i>Ilex</i> × <i>attenuata</i> and cvs. Savannah Holly	30-45↑ 6-10→	Well-drained soil. Drought tolerant.
<i>Ilex opaca</i> American Holly	35-50↑ 15-25→	Well-drained to wet soil. Drought tolerant.
<i>Liquidambar styraciflua</i> Sweetgum	40-100↑ 40-60→	Wet to well-drained soil. Moderate drought tolerance.
<i>Liriodendron tulipifera</i> Tulip Poplar, Tulip Tree, Yellow Poplar	80-100↑ 40-80→	Full sun. Well-drained to wet soil. Moderate drought tolerance.
<i>Magnolia grandiflora</i> and cvs. Southern Magnolia	40-80↑ 15-40→	Well-drained to wet soil. Moderate drought tolerance.
<i>Magnolia virginiana</i> and cvs. Sweet Bay Magnolia	40-60↑ 20-50→	Well-drained to wet soil. Low drought tolerance.
<i>Ostrya virginiana</i> American Hornbeam, Hophornbeam	30-50↑ 25-30→	Well-drained soil. Drought tolerant.
<i>Platanus occidentalis</i> Sycamore, American Planetree	75-90↑ 50-70→	Full sun. Well-drained to wet soil. Drought tolerant.
<i>Quercus alba</i> White Oak	60-100↑ 60-80→	Moist but well-drained soil. Moderate drought tolerance.
<i>Quercus geminata</i> Sand Live Oak	30-50↑ 20-30→	Well-drained soil. Drought tolerant.
<i>Quercus shumardii</i> Shumard Oak	55-80↑ 40-50→	Full sun. Well-drained to wet soil. Drought tolerant.
<i>Quercus virginiana</i> Live Oak	40-80↑ 60-120→	Well-drained soil. Drought tolerant.
<i>Ulmus alata</i> Winged Elm	45-70↑ 30-40→	Well-drained to wet soil. Drought tolerant.
<i>Ulmus americana</i> American Elm	70-90↑ 50-70→	Well-drained to wet soil. Drought tolerant.
<i>Ulmus crassifolia</i> Cedar Elm	50-70↑ 40-60→	Well-drained to wet soil. Drought tolerant