

Return Instrument to:
Friscia & Ross, P.A.
5550 West Executive Drive, #250
Tampa, FL 33609

CERTIFICATE OF RECORDING
RIVER WATCH HOA ACC DESIGN STANDARDS AND GUIDELINES

The undersigned officers of River Watch Homeowners' Association of Hillsborough, Inc. (River Watch HOA) the corporation in charge of the operation and control of the River Watch subdivision, located in Hillsborough County, Florida, according to the Declaration of Covenants, Conditions, Restrictions and Easements of River Watch Homeowners' Association of Hillsborough, Inc. being recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 8667 beginning at Page 0288 hereby certify that the following governing documents of River Watch Homeowners' Association of Hillsborough, Inc.: a) River Watch HOA ACC Design Standards and Guidelines; b) River Watch HOA Approved Paint Schemes; and c) River Watch HOA ACC Alteration Application were all proposed and approved by the Board of Directors pursuant to the requirements of the governing documents of River Watch Homeowners' Association of Hillsborough, Inc. and Florida Statutes at a meeting of the Board of Directors held on October 16, 2019.

The undersigned, being duly authorized by the Board of Directors of River Watch Homeowners' Association of Hillsborough, Inc., do hereby attach hereto the following exhibits:

- Exhibit A: River Watch HOA ACC Design Standards and Guidelines;
- Exhibit B: River Watch HOA Approved Paint Schemes; and
- Exhibit C: River Watch HOA ACC Alteration Application.

IN WITNESS WHEREOF, we have affixed our hands this 11 day of June, 2020 in Hillsborough County, Florida.

Christine Slade
Signature of Witness

Christine Slade
Printed Name of Witness

Louie Alfonso
Signature of Witness

LORRIE ALFONSO
Printed Name of Witness

RIVER WATCH HOMEOWNERS'
ASSOCIATION, INC.

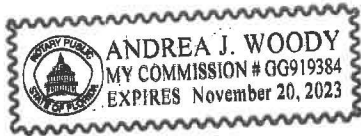
Margaret M Cabral
Margaret Cabral, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 11 day of June, 2020, by Margaret Cabral, President of River Watch Homeowners' Association of Hillsborough, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

Andrea J. Woody
Notary Public
Andrea J. Woody
Printed Name of Notary Public

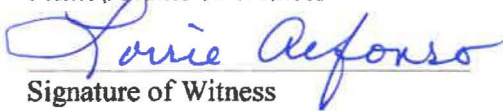
My Commission Expires:




Michael Dunn, Secretary


Signature of Witness

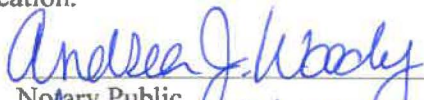

Christine Slade
Printed Name of Witness


Signature of Witness

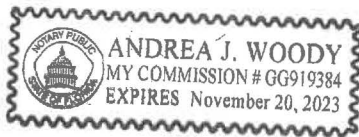
LORRIE ALFONSO
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 11 day of June, 2020, by Michael Dunn, Secretary of River Watch Homeowners' Association of Hillsborough, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.


Notary Public

Printed Name of Notary Public

My Commission Expires:



River Watch HOA ACC Design Standards and Guidelines

Date (approved by board): October 16, 2019

1. PURPOSE

These design standard guidelines are provided in accordance with River Watch HOA, Article V of the Declaration of Covenants, Conditions, Restrictions and Easements. The purpose of these guidelines is to share the standards and criteria used by the Architectural Control Committee (ACC) and HOA Board of Directors to base recommendations and approval/disapproval of ACC Requests. The purposes of these Design Standards include:

- a) Governing the form and content of plans and specifications in ACC Requests
- b) Governing the procedures for submissions of plans and specifications. Each month's deadline for receipt of ACC requests is posted on the HOA web site and/or the bulletin board by the gate. In general, requests must be received by the Friday before the week of the ACC and HOA Board meeting.
- c) Establish guidelines with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any structure, and all other matters that require approval by the ACC. In all cases, if the Declaration of Covenants, Conditions, Restrictions and Easements with latest changes differs in standards and guidelines from this document, the Declaration supersedes these standards and guidelines.

2. ACC REQUESTS

ACC Request forms are available from the HOA web site. The ACC Request form includes the guidelines for the plans and specifications for HOA members to include for ACC review. Only one request per form. Requests with insufficient information that cannot be processed will be returned to owners. The ACC approval is valid for a period of 90 days. Should the addition or alteration not be completed in 90 days, a 90 day extension can be requested from the HOA Board before expiration of the 90 days.

Supporting documentation to include with the request includes, but is not limited to:

- a) Lot survey indicating exactly where the addition or alteration will occur on the lot (if relevant)
- b) Pictures and/or detailed descriptions of materials to be used (ie. type of materials, brands, colors, styles, sizes, dimensions, etc..)
- c) Copy of the contractor's specification sheet (if work is being contracted)
- d) Paint or color swatches (even if painting is the same color)



- e) Color photo of the front exterior of the home with the areas(s) to be painted notated with each color (if exterior painting is requested)
- f) Other pertinent information as may be necessary

3. BUILDING EXTERIORS

There can be no changes to house elevation or additional attached interior spaces without ACC approval.

A. EXTERIOR PAINT PALLETE

The ACC and the Board of Directors have established a color palette containing tri-color combinations for body, trim and door. It has been adopted as the approved tri-color combinations for houses and other out-buildings/sheds within River Watch Homeowners Association of Hillsborough, Inc. The purpose of this palette is for homeowners to have a selection of colors, that when requested, will not be disapproved.

1. Choosing color combinations from the approved color palette:

If a homeowner submits an ACC request for exterior painting that reflects one of the authorized color combinations listed in the color palette book, approval by the Architectural Control Committee shall not be denied or withheld. The colors specified for body, trim and door are not interchangeable with different combinations or within a single combination. The paint manufacturers listed in the palette are not the required vendor/supplier of proposed paint. However, to be considered an authorized color/combination, any paint proposed/applied must be identical in color and quality to that set forth in the color palette referenced above.

NOTE: This choice does not circumvent the approval process as defined in the River Watch Documents and Covenants. An ACC request must still be submitted and approved before any work can begin. A fully annotated color photo of the home (showing location details below) must be submitted with your request.

2. LOCATION DETAILS: These areas of the home must be annotated on the color photo to indicate your intended color usage of BODY color, TRIM color or DOOR color.

- 1. BODY
- 2. TRIM
- 3. FRONT DOOR

4. GARAGE DOOR AND VENTS/LOUVERS – Must be ONLY one, solid color using either the BODY color or TRIM color.

5. Accents – The accents includes architected exterior designs such as keystones (the top of arches or top middle of garage door trim), four-box decoration, and windward homes sailboat. The accents can be either BODY, TRIM OR DOOR color. The accents on a house must be the same.

3. Must choose colors or combinations that are on the approved color palette per Florida State Statue 720.3035:

NOTE: An ACC request must be submitted and approved before any work can begin. A color photo of the home must be submitted with your request, with your notation(s) on the photo indicating the intended color placement. The ACC will return the photo with corrections as necessary to maintain the harmony of painting standards within River Watch.

4. Painting and completion:

The ACC approval is valid for a period of 90 days with one 90-day extension authorized. Should painting not commence and be completed in 180 days, the ACC Request for painting approval will expire and must be resubmitted.

Should you have any questions or require additional information, contact the HOA Management company before beginning any painting project.

B. ROOF SHINGLES REPLACEMENT

Only dimensional shingles are allowed and must be submitted to the ACC for approval. Any metal roofing material must be in a dimensional shingle style only. Colors may not vary from asphalt shingle colors and must conform to the appearance of asphalt roofing shingles. All requests must be submitted with product pictures and descriptions to the ACC for approval.

4. SOLAR PANELS

All installations must meet the placement and specifications as outlined by the county, state and federal government.

5. WALLS AND FENCES

A. Property/lot walls and fences. All walls and fences must be approved by the ACC prior to installation. All fences must begin at least 8 ft back from the front of your home and must be 6 feet high or less. Fences may be wood or white vinyl/PVC. The style must be either

shadow box or board on board. Wood fences must be made from Ultrawood or equivalent pressure treated wood product. Painting or staining wooden fences is prohibited. Sealing is acceptable with clear sealants specifically made for wooden surfaces only. Vinyl acceptable colors are limited to shades of white or cream. Posts and supports must be placed on the inside of the fence without any supports facing the outside of the lot.

B. Fencing for houses on lakes or conservation area. Beginning at a point 10 ft beyond the rearmost corner of your house or pool deck, the fence must be no higher than 5 ft. Houses on conservation/lake lots may use 4 ft high black vinyl-coated chain link with matching posts and hardware, or 4' composite PVC or pressure treated picket fence.

C. Fencing for pools without screen enclosures. If you have a swimming pool without a screen enclosure, you may use white PVC picket fencing around the perimeter of the pool deck only, in order to comply with governmental fencing requirements.

D. Fences facing paved roads or streets. Fences on a corner property must conform to County Guidelines when the fence faces a road on the side of the property..

6. LAWN ORNAMENTS

Lawn Ornaments are limited to six (6) items that are visible from the street or common area. In addition, up to eight (8) flower pots or planters are acceptable: Ornaments, decorative embellishments or planters include those on lawns, landscape beds, entryways, side yards and those mounted on the house that are visible from the street or common area.

Ornaments shall not exceed thirty six (36) inches in any dimension. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject they are depicting.

Lawn ornaments include, but are not limited to:

- o any figurine, whether specifically made for lawn or landscape display or not, of any type of construction, or any item placed or displayed in the areas visible from the street or the common area.
- o bird baths, bird feeders, or bat boxes
- o bird or squirrel house homes
- o fountains ***
- o patriotic display items (yellow ribbons, decals, etc)
- o personal items other than furniture are considered lawn ornaments
- o plants on hooks

*** Fountains shall not exceed 78" in height, and must be of natural stone, concrete, and can be painted white, dark green, or brown. --Revised April 2023

- o statues or cement/stone/metal structures
sun dials
- o tiki torch (each count as one lawn ornament)

No ornaments shall be hung from trees except for bird homes or bird feeders. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

Ornaments displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments. Artificial plants/trees or flower arrangements are allowed on front entryways only.

7. OUTBUILDINGS, SHEDS, TRAILERS

All sheds, garages, or other outbuildings must be approved by the ACC prior to construction. Sheds must have an exterior stucco finish that matches the house. All shed roofs must be shingled to match the house. Sheds must be landscaped as approved by the ACC. Maximum plate height is 7ft, 4in. No trailer, camper, shack, tent, garage, barn, shed or other similar structure shall be used as a residence at any time. **NO Carports are allowed within the Riverwatch Community.**

8. GARAGE DOORS

Garage door replacement requires approval through the ACC prior to installation. All garage doors must meet county and state wind requirements at the time of installation. Wooden garage doors can be either stained a natural wood color or painted. All other garage door materials (steel, fiberglass) must be painted. All colors and stain choices and validation of meeting wind requirements must be submitted to the ACC for approval.

9. FRONT DOORS

Only exterior grade steel, fiberglass or wooden doors are acceptable. All colors and stain choices must be submitted to the ACC for approval. Steel and fiberglass doors must be painted; wooden doors can be either stained a natural wood color or painted.

10. LAWNS / LANDSCAPING

Artificial/astro turf type lawns and landscaping are prohibited. Artificial plants are prohibited in the landscape areas.

11. TREES, PLANTS, NATIVE GROWTH

Each lot must have an oak tree of 3" minimum diameter planted and maintained between the sidewalk and the street. Corner lots must have two oaks, of 4" minimum diameter planted and maintained. Clearing of plants or trees from any lot should be kept to a minimum. You may not remove or destroy any trees that have a diameter of 6" measured 2 ft above ground or distinctive plants without written permission from the ACC. In addition, owners of lots on wetland conservation areas have additional restrictions regarding removal of plants without approval from the Southwest Florida Water Management District.

12. POOLS

Swimming pools must be to the rear of your property, and must conform to the setback requirements. Above ground pools are not allowed. ACC approval is required for installation of new pools or new screens. Standards for pool screens are the colors white, bronze, or black.

13. DRIVEWAYS AND SIDEWALKS

Painting, staining, etching, stamping or altering the color or texture of driveways and sidewalks or easement areas is prohibited. Sealing is acceptable with clear sealants specifically made for concrete surfaces only. Installing pavers in any area requires ACC approval.

14. LANDSCAPE CURBING

Placement and colors must be submitted to the ACC for approval. Acceptable colors are limited to subdued natural stone colored finishes as determined by the committee. No post-installation painting or staining; all colors must be chosen at installation so that the color is mixed throughout the concrete.

15. CONSTRUCTION MATERIALS OR ACTIVITIES

To address in the ACC Request form, If you are working on a project (i.e. patio, landscaping, etc.) you may store materials and equipment for your project on your lot but only for a reasonable amount of time to finish the project. You may only store materials or equipment on YOUR lot. You may not allow trash or debris to accumulate nor block roadways, driveways, easements, or other property with your materials or equipment. You may not excavate or remove earth from any lot for business purpose. Changes to elevation or surface grading must be approved by the ACC.

Materials must be stored out of view

16. ANTENNA

Satellite dish antennas must be no larger than 1 meter in diameter and should be placed on the rear of your house. No other antennas, towers, or apparatus are allowed. ACC reviews primarily for antenna location on the house to not be visible from streets or common areas.

17. BASKETBALL GOALS

These must be approved by the ACC, including temporary (portable) goals. Based on the proposed location of the basketball goal, playing basketball at the goal should not burden adjoining properties or common areas.

18. WINDOW REPLACEMENT

Window replacements must be reviewed and approved by the ACC prior to installation. Description and pictures of the intended replacement windows must be submitted to the ACC for approval. All windows must comply with county and state requirements and be of similar type and design as the current windows. Design standards being reviewed include that window frame shapes and styles are not being affected with the window replacement.

19. RESIDENTIAL PLAYGROUND EQUIPMENT

A. All residential playground equipment must be designed and constructed in accordance with all state and local laws, codes and regulations. All residential playground equipment shall be sited to the rear of property lots where applicable. Reasonable setback from property lines and fences shall be maintained for both child safety and privacy for neighbors. Actual offset distance will vary depending on height of any landings on the playground equipment and configuration of any swings or other non-stationary attachments.

B. Allowable materials for residential playground equipment include: Pressure treated wood, Cedar, Redwood, Composite materials (ex: Trex). Wood products shall have a protective stain or coating applied.

C. All residential playground equipment that cannot be removed and stored inside during inclement weather must be securely anchored to prevent it from becoming a potential projectile during a storm or hurricane.

D. Any canopies for residential playground equipment shall be solid color (dark blue or dark green preferred). Wood canopies are permitted but must be shingled to match the homeowner's

residence.

E. Maximum permissible height of residential playground equipment shall be 10' above grade. In the event of a sloped site, the reference for the maximum height shall be the highest end of the sloped area under the playground equipment. The maximum height assessment includes any ornamentation, decoration or structural elements. (Example: canopies, flags, fire poles, etc)

F. Maximum rectangular platform for residential playground equipment shall not exceed 175 Square Feet.

G. All residential playground equipment shall be set level & plumb (where applicable).

H. Tree houses are not permitted.

I. Residential playground equipment cannot be located in conservation or conservation setback areas.

J. Submissions for approval of residential playground equipment shall include the following information in addition to the submission form:

A. A copy of the homeowner's property plot showing the location and orientation of the proposed residential playground equipment, as well as the boundary of any mulched areas in relation to the proposed playground equipment. The residential playground equipment should be depicted as close to scale as possible.

B. An elevation view, photograph or sketch of the residential playground equipment clearly showing what the proposed structure will look like including any accessories (optional play pieces).

C. Color samples or pictures denoting the colors proposed for the structure, canopies and accessories.

Hurricane Protections and Guidelines

The following are Hurricane related protections and guidelines for the River Watch Homeowners Association.

Adopted October 16, 2024

1. Metal roofs. There are two specific styles of metal roofs allowed within River Watch. The two allowed styles are metal shingles and hidden fastener metal roofing, which are shown in the following pictures. No other style of metal roof is allowed. The roofs must be in color shades similar to previously approved traditional asphalt shingles. These colors include brown, black, and grey. Bold colors, such as red, blue, copper, green, white, etc., are not permitted. Homeowners must submit an architectural request prior to any roof related activity.

Metal Shingles



Hidden Fastener Metal Roofing



2. Storm shutters. Homeowners must submit an architectural request and receive approval for permanent hurricane shutter installation on their homes. Styles and colors should be considered to match the aesthetics of the home and neighborhood. Storm shutters, whether temporary or permanent, may be placed/secured on windows up to 72 hours before a named storm or hurricane is forecast / predicted to impact our area or coastline. Shutters must be removed, or opened, from covering all windows, doors, etc., and properly stored no more than 10 days after the hurricane / storm has passed. It is unsafe to leave hurricane shutters covering windows and doors in the event of a fire (ingress and egress). It also creates security concerns by indicating that the home is unoccupied.