

## Caloosa Lakes Property Owners Association

Enclosed you will find a copy of the Caloosa Lakes Property Owners' Association Architectural Committee Rules, Regulations and Guidelines and the Architectural Request Form. The Committee has worked to establish guidelines that will maintain an aesthetically pleasing community while allowing room for individual expression.

Please review the Guidelines and keep them for future reference when submitting requests to implement changes to your property. These guidelines have been reviewed by the Board of Directors and will be approved at November 10, 2016 Board Meeting.

Coding: New words to be inserted are underlined.

**CALOOSA LAKES PROPERTY OWNERS  
RESTRICTIONS, RULES & REGULATIONS PROMULGATED BY  
CALOOSA LAKES BOARD OF DIRECTORS**

**Please submit all requests in writing, together with drawing specifications, etc to :  
Architectural Chairperson:**

*or*

**Caloosa Lakes Architectural Control Committee  
P. O. Box 5497  
Sun City Center FL 33571**

***Anything not expressly permitted by these guidelines is prohibited***

**Renters may not make any exterior changes to a residence without prior written approval from the owner, which shall be submitted to the architectural committee before the change.**

1. **LANAIS / SCREENED PORCHES / CAGE SCREENS ENTRANCEWAY OR GARGAGE SCREENS:** (See #15 below) all requests for enclosing existing lanais/screened porches/verandas or for adding a cage must meet guidelines approved by the Board of Directors.
2. **AWNINGS:** Permanent fabric (NO METAL) awnings are permitted **in rear of home** providing they are a solid color and coordinate or match house color.
3. **EXTERIOR FINISH:** All exterior finishes must be stucco (same finish as original installation) for the harmony of exterior design throughout the Caloosa Lakes Property Owners Association in accordance with Article V, Section 1 of the Declaration.
4. **ALTERATIONS:**
  - a) **HOUSE PAINTING:** A color sample must be submitted when requesting approval for exterior repainting. **All requests for exterior painting will require an 8 ½" x 11" (Size of a piece of copier paper) sample that can be held up to the house. Only approved colors, in effect at time of application will be considered. Refer to approved-color book with Management Company or architectural committee chairperson.**
  - b) **DRIVEWAYS:** Painting, coating or replacement of driveways and walkways: A color sample must be submitted when requesting approval for painting, repainting or replacement. Color must be compatible and complementary to the color of home and adjoining properties.
  - c) **SHUTTERS:** Accent decorative shutters: providing they are a solid color and coordinate or match house color. Must submit specifications and color samples.
  - d) **ROOFS:** All replacement roofs: Must be complementary to the house colors. Materials to consider for roofing replacement include: Standard asphalt shingles, architectural asphalt shingles, insulated Hurricane Proof architectural asphalt shingles (120 mph winds), insulated metal (Aluminum) shingles. (No clay tile)
  - e) **WINDOWS:** Replacement windows shall match the existing type and color. If required change in design all windows on that side of the home must be replaced at the same time.

5. STREET LAMPS AND GARAGE LIGHTS: All street lamps must be operational from dusk to dawn. Lamps affixed to either/both sides of doorways, the garage door and lamp posts and globe housings installed in the front of the property on or near the utility easement must be of similar in style, color and profile **and complementary to those homes in the community.**
6. SWIMMING POOLS: In ground pools, ONLY are permitted and must be located in rear of property. A copy of the site plan, detailed construction and landscape drawings and screen enclosure must be submitted to the Architectural Committee for approval BEFORE a contract is signed.
7. SCREENING EQUIPMENT, TRASH & RECYCLE CARTS: Mechanical equipment (i.e., pool and spa equipment, water softeners, etc.) Water and Recycle must be properly screened from public view by landscaping.
8. SOLAR PANELS: Solar panel and solar collectors are permitted and must be located on the roof
9. SKYLIGHTS: Skylight installation must include the dimension and location on the roof.
10. ATTIC FANS:
  - a) Roof mounted attic fans
  - b) Thermostatically activated, electric, through wall attic exhaust fans. Installation of these shall accommodate the architectural style of the building. The louvers shall be adapted to the particular painted configurations of the building. **Compressor to be concealed by landscaping.**
11. LANDSCAPING: Location, size and border material must be approved. Changing **(except if planting are not complementary with plantings in association),** or removal of plants within existing beds does not require approval. **(Planting of vegetables is prohibited)** Homeowner is responsible to check with Hillsborough County prior to removal of any protected tree.
12. LAWN ORNAMENTS: Lawn ornaments are permitted in front of house but must be placed within the landscape borders. Holiday decorations may be outside of borders for a period of four (4) weeks before and one (1) week after the designated holiday. The following lawn ornaments **are not permitted:**
  - Bird bath in excess of two (2) feet in diameter – only one (1) per house
  - Water feature in excess of four (4) feet high and five (5) feet wide and long – only one (1) per house
  - Potted plants in excess of eighteen (18) inches in diameter and four (4) feet high – maximum of eight (8) per house
  - Ornamental garden flags in excess of twelve (12) inches wide and eighteen (18) inches long – maximum two (2) per house
  - Ornamental decorations in excess of four (4) feet tall
13. HURRICANE PROTECTION DEVICES (HPD) - The intent of these guidelines is to enable the residents of Caloosa Lakes POA to have installed, professionally, devices that are marketed to protect their homes from storm damage, which may result from broken windows, while keeping the appearance of the home consistent with the other homes in the Association and acceptable to neighbors. HPD are divided into two classifications: Long Term and Short Term.

- a) Long-term HPD may only be in place at the beginning of the Hurricane Season on June 1 and may remain in place until the end of a Hurricane Season on November 30<sup>th</sup>, at which time they must be removed / retracted.
- b) Short-term HPD maybe Installation is allowed up to ten (10) days ahead of a named and approaching storm. Architectural Board review is not required for short term protection devices. Plywood must be stored out of sight when there is no named storm present.

Detailed descriptions available upon request

14. EMERGENCY GENERATORS Installation of emergency generators must be in accordance with National Electric Code. (Installation information available upon request)
15. LANAI / SCREENED PORCH / PATIO ENCLOSURES / SCREEND CAGE/ ADDITIONS

**Definitions:**

Lanai/ screened porch / patio; A hard covered lanai / porch / patio that was part of the original builder's plan and construction. (Some of these were permanently enclosed by the original owner.)

Cage; an addition to original structure that is totally screen with Florida Glass Roof or equivalent. The cage may also be roofed with interlocking, insulated aluminum panels of 2 inch or 4-inch thickness, the pitch of the panels must match the pitch of the permanent roof, be guttered and with down spouts to grade.

We have eliminated the term "screened room" because of its many confusing interpretations.

Guidelines:

- a) An additional lanai may not be added to an existing lanai as shown on the original builders' blueprints.
  - b) A cage may be added to an existing lanai / screened porch / veranda. No cage will be allowed to extend further out than the sides of the house.
  - c) Maximum depth of cage from house to be no more than 12 feet or Hillsborough County setback requirements whichever is lesser.
  - d) The cage must be 8 feet minimum high including kick plate.
  - e) a) Aluminum or vinyl kick plate may be no higher than 21 inches high.
  - b) A minimum of two and a half course high concrete block wall may be installed in lieu of the aluminum kick plate. The block wall maximum height shall match adjacent window sills. Finish, texture and color shall match the existing structure.
  - f) Architectural drawings in duplicate for a cage addition are required for approval by the Architectural Committee.
- 16.. GAS OR CHARCOAL GRILLS: Grills must be stored on the exterior of a unit. They must be properly screened from public view by landscaping when not in use.
  17. Grills, lawn furniture must be secured within the lanai or garage if members are away for one week or more during hurricane season (June 1<sup>st</sup> - November 30<sup>th</sup>)
  18. RV / MOTOR HOMES shall be permitted for a period not to exceed 48 hours.

19. PORTABLE STORAGE UNITS will be permitted for a period not to exceed 7 days.
20. PORTABLE DUMPSTERS will be permitted for a period not to exceed 7 days.
21. GARAGE SALES: Only two garage sales will be allowed per home per calendar year. This is a Hillsborough County regulation.

#### **INSTALLATION HURRICANE SHUTTERS AND GENERATORS:**

##### **HURRICANE PROTECTION DEVICES**

Long Term - Seasonal, long term protection devices, designed for hurricane protection, such as roll-down shutters, storm shutters that go on the sides of the windows and can be closed, awnings, lexon, fabric screens, corrugated aluminum or steel and Bahaman types of storm shutters are allowed. These items must be commercially designed and professionally installed. They must be attached so they blend in with the home. Prior to installation of these protection devices, the homeowner must submit their request to the Architectural Committee. For additional information see below or refer to the NOAA website. <http://www.aoml.noaa.gov/hrd/shutters/index1.html>

Short Term - Plywood may only be used for temporary protection if it is secured properly to protect the home, when a hurricane warning has been issued and named by the National Weather Service. Proper methods on how to fasten plywood to the home can be found at the National Hurricane Centers Information Page web page [www.hurricane.com](http://www.hurricane.com). Plywood must be removed within ten (10) days after the passing of a named storm.

##### **GENERATORS**

###### **Electrical Requirements**

- a) A sub-panel board shall be installed, sized to accommodate capacity of generator, wattages and number of circuits needed.
- b) Provide an automatic switch to transfer power from the electric company to emergency generator and from generator back to the electric the electric company power.
- c) Any such installation shall be done by a registered electrician, certified in Florida and shall meet all the then in force requirements of the National Electric Code.
- d) Emergency extension line shall not be extended to adjacent homes.

###### **General Requirements**

- a) Generator shall be anchored to a concrete pad on the exterior of house. No interior installations permitted. Generator shall be equipped with muffler.
- b) Generator must be screened with appropriate planting to conceal the unit. A vinyl type flexible cover is acceptable.
- c) Fuel storage shall be done indoors and in poloutherine container approved for gasoline storage. No metal containers.
- d) Generators shall be "Test Run" minimum once a month, 5-minute duration.

###### **Approval Request**

- a) Submit approval request with drawing and wiring diagrams showing sub-panel board, switch gear and on site location of emergency generator.

**CALOOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.  
ARCHITECTURAL APPROVAL FORM (4/8/22)**

Refer to your Covenants and Restrictions **before** doing any exterior work.  
Failure to obtain approval may result in unnecessary expense for you.

DATE: \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_

OWNERS NAME: \_\_\_\_\_ PHONE # \_\_\_\_\_

REQUESTED APPROVAL: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Attached are the following:

Drawings	_____
Written Specifications	_____
Color Samples	_____

**CALL or DELIVER, TOGETHER WITH ALL ENCLOSURES TO:**

Sam Sudman, 813-633-3106, [msudman@tampabay.rr.com](mailto:msudman@tampabay.rr.com) 1807 E Del Webb Blvd  
This approval does not waive any permit requirements by any governmental authority.

Caloosa Lakes POA, Inc., its officers and members of the Architectural Committee will not be responsible for any damage that is done to your property or an adjoining property.

Work must be started within 90 days and completed in 180 days or resubmittal of Architectural Approval Form is required.

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DATE APPROVED: \_\_\_\_\_  
CALOOSA LAKES ARCHITECTURAL COMMITTEE

By: \_\_\_\_\_