

# Alterra Homeowners Association, Inc.

## Architectural Rules and Guidelines

ADOPTED: SEPTEMBER 23, 2019

UPDATED NOVEMBER 14, 2024

UPDATED NOVEMBER 17, 2025

### **Air Conditioning**

Window Air Conditioning units are not allowed.

### **Antenna & Satellite Dishes**

No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited.

No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. Any reception or transmission devices shall be no greater than 39" in diameter and mounted in the least conspicuous possible location. If reception allows, all such improvements must be screened so that they are not visible from adjacent homes, or from the common areas.

### **Decorative Lawn Edging**

Poured concrete curbing, concrete edging blocks, and black or green plastic edging are the only acceptable forms of edging. Poured concrete curbing or edging blocks shall be the natural concrete color or a natural earth tone color (gray, brown, tan, terra cotta, white) added to the concrete mix at time of pouring. No painting or staining will be allowed after pouring. A color sample shall accompany the request.

### **Barbeque Grills**

Barbeque grills, chimeras, and fire pits that are portable in nature do not require approval, but must be stored out of view when not in use. These items should not be used closer than ten (10) feet to any property line, fence, or structure, or located directly beneath a tree.

### **Driveways & Walkways**

Site plans showing detailed drawings and plans of proposed changes, a description of materials to be used, estimated start and completion dates, and a copy of the contractor's contract (if applicable) must be submitted with the application.

Additional walking areas adjacent to the driveway and not extending more than two feet on each side of the existing driveway will be considered for approval. No driveway expansion shall be permitted beyond the external side lines of the garage.

Pavers on walkway and driveway surfaces are permitted. Colors shall be muted earth tones (gray, brown, tan, terra cotta, white) and a sample of the proposed paver shall accompany the request. Pavers shall be installed in a manner that does not create any elevation changes at the driveway both from the street and any adjacent sidewalks.

Stepping stone walkways are permitted with approval. Colors shall be muted earth tones (gray, brown, tan, terra cotta, white) and a sample of the proposed stepping stones shall accompany the request.

Concrete, paver and stone surfaces shall be routinely maintained to avoid staining, discoloration, excessive cracking, pitting, or missing pieces. These surfaces may be sealed with a clear sealant only. No paint.

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### Fencing

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained in “good” condition at all times.

- A. Interior Lot Fence Location.** A perimeter fence for an interior lot may extend from a point 10’ – 0” behind the façade of a structure to the side property line on each side, and thereafter, to and across the rear property line. If part of the front face of the house is set deeper than the structure’s facade, the minimum fence setback shall be 5’ from the face of that particular side and at least 10’ from the structure’s façade.
- B. Corner Lot Fence Location.** On the interior side yard of a corner lot, a perimeter fence may extend from a point 10’-0” behind the façade of the adjacent structure to the side yard property line, and thereafter, to the rear property line. On the street side yard of a corner lot, a perimeter fence may extend from the rear corner of a structure to the maximum buildable area line and, thereafter, along the maximum buildable area line to and across the rear property line.
- C. Fence Height.** Perimeter fences shall be entirely 6’-0” in height, except on Lots 1, 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 19, and 20 in Block 3. Support poles, columns, and gates may not exceed the height limitations by more than one (1) foot.
1. Within Lots 1, 2, 6, 7, 8, 11, 12, 13, 14, 15, 19, and 20 in Block 3, fences shall be 4’-0” in height across the rear property line, and shall transition from 4’-0” high at the rear property corners up to 6’-0” feet high along the side property lines. The transitions from 4’ to 6’ in height shall occur smoothly along the side lot lines. The length of the transition shall be at least 10’ long, but no more than 16’ long.
  2. For fencing within Lot 5, Block 3: i) that portion of Lot 5’s rear line which is common with Lot 2, Block 3, shall comply with the side lot line requirements of Lot 2, Block 3 as specified in Item 1 above; ii) that portion of Lot 5’s rear line which is not common with Lot 2, Block 3, shall comply with rear lot line requirements in Item 1 above; iii) that portion of Lot 5’s side lot line which is common with Lot 6, Block 3, shall comply with the side lot line requirements of Lot 6, Block 3 specified in item 1 above; iv) all other fencing within Lot 5 shall comply with the community standards.
  3. For fencing within Lot 16, Block 3: i) that portion of Lot 16’s rear line which is common with Lot 19, Block 3, shall comply with the side lot line requirements of Lot 19, Block 3 as specified in Item 1 above; ii) that portion of Lot 16’s rear line which is not common with Lot 19, Block 3, shall comply with rear lot line requirements in Item 1 above; iii) that portion of Lot 16’s side lot line which is common with Lot 15, Block 3, shall comply with the side lot line requirements of Lot 15, Block 3 specified in item 1 above; iv) all other fencing within Lot 16 shall comply with the community standards.
- D. Fence Design and Material.** Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be solid vinyl white tongue and groove on all lots, with the following exception: along that portion of the rear lot

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lines of Lots 1, 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 19, and 20 in Block 3 that are adjacent to TRACT A, as shown on the Alterra Plat, the four foot high fence material may be either solid vinyl white tongue and groove, or vinyl white open picket style.

- E. **Miscellaneous.** The lot owner is responsible for compliance with all applicable municipal codes. The finished side of the fence must face the adjoining lots or any abutting right-of-way. New fences must adjoin any existing fences; no double fencing is permitted. Each fence must have a minimum of one 4' wide gate. No lattice is permitted. There is no fencing permitted in a rear drainage easement. Fencing in drainage easements on the side of a home may be approved on a case-by-case basis.

### Flags & Flagpoles

In agreeance with Title XL, Chapter 720, Part I, 720.304 of the Florida Statutes, homeowners may display one (1) portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than four and a half (4 ½) feet by six (6) feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA or Team Flag. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement.

### Garage

No garages shall be enclosed or converted into a living area and shall at all times be used as a garage for car storage or storage of owners personal property.

Stand-alone garages and secondary garages accessible by side or rear yards are not permitted.

Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door, all shall be replaced at the same time. Garage doors shall be painted the same color as the body of the house.

Design monograms and anything other than a solid color door, with the exception of window panes in the top most panel of the door, are not permitted.

### Garden Hoses

Garden hoses shall be on a hose wrap attached to the house or on a mobile station. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or nearby neighbors.

Circular (spiral coiled) hoses shall be secured.

### Gas Tanks (Propane and/or Natural) and Water Filtration Systems

Tanks installed above ground shall meet Hillsborough County building code requirements and shall be concealed from view by landscaping, privacy fencing or lattice.

### Gazebos

A gazebo is defined as a freestanding roofed structure that is open on the sides. All gazebos must have a fixed, stable floor. It may be poured concrete, laid pavers, framed pressure treated wood or composite

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decking. Gazebos may only be kept in the rear of the property. Gazebos may not exceed four hundred (400) square feet, and may be no taller than twelve (12) feet in height. Gazebos must be kept a minimum of five (5) feet from property lines except on Lots having no rear neighbors. In that case, the gazebo can be pushed all the way back to the rear property line still allowing five (5) feet from the side property lines. Components of the gazebo must be maintained in good condition.

### **Generators**

Permanent 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 of propane. The generator shall be installed on the side or in the rear of the house.

Generators shall be concealed from view by landscaping, privacy fencing or lattice.

The generator enclosure box shall be painted to match the exterior body color of the house unless concealed from view.

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.

Portable generators shall be stored in the garage and only placed outside during periods of a mass power outage. They shall be operated in accordance with manufacturer's directions and located as far as possible from all adjacent houses when in use.

### **Gutters & Downspouts**

All gutters must be seamless and a minimum of five-inches in width. The color of your gutters must match the color of your soffits. The color of your downspouts must match either the color of your soffits, or the color of your dwelling. Downspouts are required as part of installing gutters, and should be positioned so as to prevent drainage onto adjacent properties

### **Lawn & Landscape**

It shall be the duty of each Lot Owner to water, maintain and cut the grass located on the Lot Owner's Lot, as well as any grass located from the rear or side Lot line to the water line (on any lake/pond lot) and located from the front or side Lot line to the back of the curb along the street. This includes the maintenance of all easement areas associated with the Lot.

Lawns are to be kept MOWED, EDGED and TRIMMED on a regular basis. Lawn height shall not exceed 6 inches, except for seed pods.

Lawns, flowerbeds and tree rings shall be maintained free of weeds.

Lawn clippings or waste should NOT be swept or blown into the street, storm drains or drainage easements. Lawn clippings and waste should be removed from driveways and sidewalks upon completion of lawn work.

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Properties should be inspected for anthills periodically and the ants exterminated.

Trees should be trimmed to prevent interference with buildings, fences, walls, pool enclosures, etc. Limbs overhanging sidewalks should be trimmed at least 8 feet from the ground to accommodate pedestrian traffic.

Bushes are to be a maximum of 6 ft. in height and neatly trimmed/shaped.

Weeds should be sprayed or killed and removed from cracks in sidewalks and driveways.

Sod may be of Bahia or St. Augustine varieties. Other types of ground cover may not be installed in lieu of grass unless a Florida Friendly Landscape plan is being implemented based on the Florida Friendly Landscape Ordinances outlined in Florida Statute 373.185. This type of change along with any changes to the size and shape of the original landscape beds **MUST BE APPROVED BY THE ACC PRIOR TO INSTALLATION.**

No changes in landscaping shall alter the approved drainage plans for the Owner's lot or any adjoining property.

Hardscape elements including but not limited to fountains, statues, bird baths, potted plants, benches, and arbors **MUST BE APPROVED BY THE ACC PRIOR TO INSTALLATION.** The installation of hardscape elements in the front yard or where visible from the street is limited to six (6) items.

### **Lighting**

Carriage lights mounted on each side of the garage must match and burnt out bulbs should be replaced in a timely manner.

Lamp posts are not allowed.

### **Painting and Pressure Washing**

Each Lot Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon. It is anticipated that the Association shall require all Homes to be painted every five to seven years.

All exterior painting projects require the submission and approval of an Alteration Application before work may begin. Any brand of paint may be used, as long as the color is matched to one of those from the approved list.

Prior approval is not required only for "touching up" small portions of the home if using the same color. Such examples include repainting railings, shutters, or columns which have faded or flaked or areas on the home's exterior where repair work has been done.

It is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years.

### **Play Structures, Recreational Equipment and Toys**

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All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like shall be located within the rear yard of the property and shall be screened from public view by a privacy fence. Basketball goals may be located in the front of the house as detailed below.

All play and recreational equipment shall be maintained in good working order on a regular basis by the Owner.

Permanent Basket Ball Goals must be made of white or clear fiberglass or acrylic mounted on a commercially produced black in color, pole designed for such purpose. The goal shall be located on the side of the driveway opposite of the front door entry and midway between the sidewalk and garage. Backboards or hoops shall not be mounted on homes, garages or fences. Goals must be maintained in good working order and nets should be replaced when torn or dirty and frayed.

Portable basketball goals are *not* permitted.

### **Pools**

Pools, Hot tubs, spas, whirlpool baths and the like must be surrounded by a screened enclosure or fence. Pools must meet Florida safety laws as defined in Florida Statute Section 515.27

### **Roofing**

All roofing material must be asphalt, dimensional, architectural style shingles, similar to the shingle style installed by the developer/builder.

Three-tab shingles will not be approved. No metal or wood roofing is allowed.

The replacement of roofing shingles must have prior ACC approval. Along with the Alteration Application, information showing the color and product being used must accompany the request.

Patching of roofs is allowed; only if the patching material matches the color and material currently in place so as it is not clearly visible from the street or the neighbor's yard.

### **Screened Enclosures/Pool Enclosures**

Site plans showing the location of the home and the proposed screened enclosure with relationship to property lines and adjacent houses, detailed drawings of plans and proposed changes, a description of materials to be used, floor construction and materials to be used, roofing materials and construction of roof, and if applicable the roof shingle manufacturer name, style, color, and the estimated start and completion dates must be included with the application.

If the structure is masonry it must be integrated into the homes structure. Masonry must be finished with stucco that matches and integrates with the existing stucco on the home. A masonry structure may not use an aluminum roof. The roof must be tied into the existing roof and must be the same wood framing and the same conventional roof construction as in the homes existing roof.

If the supporting structure is aluminum framing, the framing must be either white or bronze and must not exceed the height of the home's roof.

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Screening may not be colored or reflective.

Screens and the surrounding structures must be maintained in good condition at all times. Ripped or damaged screens must be replaced immediately.

### Screen/Storm Doors

All Storm/Screen doors must be built into the door jamb. They may not be attached to the outer face of the door opening. Storm/screen doors may be white or bronze aluminum to match the home's window frames or painted the color of the door behind it. Only products similar to the examples below will be approvable.



**Full Glass Storm Door**



**Retractable Screen Door**



**Full Glass Storm Door with Screen**

### Sheds/Outbuildings

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Sheds must be less than 8'6" in height. All sheds must be placed in a fenced in back yard to conceal the shed from view.

The structure must be kept a minimum of five (5) feet from property lines and maintained in good condition.

All sheds/outbuildings **MUST BE APPROVED BY THE ACC PRIOR TO INSTALLATION**. Refer to Article IX (9), Use Restrictions, Section 2, page 20, of the Declaration of Covenants, Conditions, and Restrictions of Alterra.

**Solar Collectors**

Solar collectors shall be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house and should not be installed so as to be visible from the street if such positioning does not impair the effective operation of the solar collectors.

No yard mounted solar collectors are allowed.

**Trash Bins**

Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the common area, streets, or neighboring Lots.

Trash and recycle bins are permitted to be placed in front of the home the night before expected collection and should be removed prior to the next morning.

**Vegetable, Herb and Cutting Gardens, Compost Bins**

Vegetable, herb and cutting gardens should be confined to the rear yard out of view from the public streets and common areas.

They shall be maintained regularly to prevent excessive weed growth.

All plants shall not exceed five feet (5') in height unless the rear yard is fenced, in which case they shall not exceed fence height.

Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed.

Composting is only permitted in commercially manufactured bins designed specifically for suburban composting and shall have ARC approval prior to placement of the bin on the Lot. Any such bin shall be covered at all times.

Compost bins shall be located a minimum of fifteen feet (15') from neighboring property lines.

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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 shall immediately remedy the situation. In the event that the Owner does not abate the problem within ten (10) days from receipt of notice, the Association shall have the right, without further notice to enter the property and remedy the problem. All expenses incurred shall be assessed to the homeowner.

### **Window Replacement, Tinting and Treatments**

Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames.

No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of

Directors of the Association. No reflective tinting or mirror finishes on windows shall be permitted.

Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance.

No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.

Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired.

No security bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC.

### **2024 HURRICANE PROTECTIONS AND GUIDELINES AMENDMENT**

Hurricane Protections and Guidelines

Metal roofs are permitted only under the following conditions:

1. Approved Materials:  
Only metal shingles, galvanized steel, and hidden fastener metal roof systems are allowed.

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**Hidden Fastener Metal Roofing**



**Galvanized Steel Roofing**



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### Metal Shingles



2. **Prohibited Materials and Styles:**  
Roofs with exposed fasteners or constructed of copper, zinc, stamped metal, shake-style, or slate-style metal are not permitted, as they are inconsistent with the community's architectural standards.
3. **Color Requirements:**  
Roof color must be consistent with the community's approved shingle roof palette, limited to shades of tan, brown, black, or gray.  
Bold or nontraditional colors, including red, blue, green, copper, and white, are strictly prohibited.
4. **Approval Requirement:**  
Homeowners must submit an architectural request and obtain written approval prior to installation.
5. **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 so as to match the aesthetics of the home and neighborhood.
  - a. Shutters may be placed/secured on windows up to 10 days before a hurricane or tropical storm is forecast/predicted to impact our area or coastline.
  - b. Shutters must be removed from covering all windows, doors, etc. and properly stored out of view/in their housing no more than 10 days after the hurricane/storm has passed.

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It is unsafe to leave hurricane shutters in place in the event of a fire (ingress and egress).  
It also creates security concerns by indicating the home is unoccupied.

6. **Permanent generators and needed propane/gas tanks:** Homeowners must submit an architectural request and receive approval for these to be professionally installed on the side of the home near the electric meter (not in front of the home or before the front corner of the home) with appropriate screening and recommended concrete pad or stand.

**Updated November 14, 2024**

**due to statute update**

**Clarified language November 17, 2025**