

**BELLERIVE AT FOX HOLLOW HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
PLANNING GUIDE 2022**

Bellerive at Fox Hollow is a deed-restricted community. The Planning Guide is in addition to any restrictive covenants set forth in the Declaration that apply to your section of the community, including setbacks and easements. This Planning Guide shall supersede all previously adopted Planning Guides, regardless of whether the previous Planning Guides were recorded in the Public Records of Pasco County, Florida or not. To the extent, Bellerive at Fox Hollow Covenants and Architectural Review Committee Planning Guide are more restrictive, that County permitting requirements take precedence.

Any alterations to the exterior (unless otherwise described in sections below) of a home or lot must have Architectural Review Committee (ARC) approval prior to commencing work unless otherwise mentioned in the below sections. All submittals to the ARC must be presented on the official Bellerive at Fox Hollow Application Guide and forms located on the website: <http://www.bellerivefoxhollow.com>. All work approved by the ARC must be completed and the site cleaned within ninety (90) days of the date of the ARC approval unless otherwise requested and approved within the Application Request Form.

FOR THE PURPOSE OF CLARIFICATION, ALL CONTRACTORS AND/OR SUBCONTRACTORS WILL BE VETTED FOR CURRENT DOCUMENTATION REQUESTED ON THE ARC APPLICATION FOUND ON THE BELLERIVE WEBSITE. ALL ARC REQUESTS SUBMITTED “HOMEOWNER WILL DO THEMSELVES” WILL NOT ALLOW CONTRACTORS OR SUBCONTRACTORS TO ASSIST IN THE ALTERATION.

ARC application request forms and the information required for each submittal may be found online: <http://www.bellerivefoxhollow.com>.

1. **BUILDING SETBACKS** - Building setbacks are as follows as stated:
 - a. No dwelling shall be constructed within twenty (20) feet of the right-of-way line of a street, or
 - b. within fifteen (15) feet of the rear Lot line,
 - c. or within seven and one-half (7—1/2) feet of the sidelines on any one side of the Lot, unless approved by the ARC.

2. **TEMPORARY STRUCTURES** - No structure of a temporary character, trailer, tent, shack, garage, barn, shed, or other outbuildings shall be permitted on any Lot at any time.

Commercial/contractor trailers, while work is being performed on the dwelling, may be allowed with prior ARC approval. No overnight parking.

3. **DWELLING QUALITY** - The ARC shall have final approval of all exterior building materials, paint color included. A palette of pre-approved colors is located online: <http://www.bellerivefoxhollow.com/paintcolors> and a color swatch book is located at Sherwin-Williams - 11148 Cargo Ct - Odessa, FL 33556-3432 - (727) 376-4541.

Eight-inch concrete block shall not be permitted on the exterior of any Living Unit unless it is covered with stucco. This applies to new construction or renovations. The use of imitation brick for front, back or side material shall not be used. Front, back or side materials such as brick, stone, wood, and stucco may be used.

4. **ROOFS** - All roofs must have ARC approval. Low slope roofs (flat roofs) shall not be permitted. Pasco County permits are required.
5. **DRIVEWAYS/WALKS/PATIOS** - All dwellings shall have concrete, brick, or paver driveways of stable and permanent construction. Painting, staining or coating of driveways and walkways is prohibited. If a pre-existing painted or coated driving needs maintenance you must have ARC approval. A palette of pre-approved colors is located online: <https://www.bellerivefoxhollow.com/arc-forms> and a color swatch book is located at Sherwin-Williams - 11148 Cargo Ct - Odessa, FL 33556-3432 - (727) 376-454.

Walks and patios must have ARC approval prior to construction and must be a minimum of seven and one-half (7—1/2) feet from the surveyed property line on the sides and rear of the Living Unit.

6. **GAME AND PLAY STRUCTURES** - All permanent game and play structures must be approved by the ARC prior to any construction thereof and must be professionally manufactured.
 - a. All game and play structures, except basketball apparatus (see below), shall not be placed on any part of the lot located in front of the rear line of the Living Unit and must be seven and one-half (7—1/2) feet from the surveyed property line on the sides and rear of the Living Unit.
 - b. All basketball apparatus, including, but not limited to, poles (must be metal) backboards (must be professionally manufactured), hoops, and nets, shall not be installed without prior approval of the ARC. All such apparatus shall be installed no closer to the street curb than 1/2 the distance from the curb to the front portion of the house.
 - c. All portable basketball goals must be stored/placed no closer to the street curb than 1/2 the distance from the curb to the front portion of the house. A basketball goal is "portable" if it is attached to a base that is not designed to be affixed to the ground and is capable of being moved without detaching it from the ground or any other permanent fixture. Portable basketball goals must be stored out of sight each night.

- d. All basketball goals shall be maintained in good repair, including pole, backboard, hoop, and net. Poles shall be painted black with no peeling paint. Backboards shall not be split or broken and paint must be in good condition. The net shall be rope and the hoop shall not be bent. All basketball goals shall be professionally manufactured.
 - e. Bikes, toys, and other play apparatus must be stored out of sight when not in use.
 - f. Skateboard ramps are not permitted.
 - g. Tennis courts, pickleball courts, and basketball courts are not permitted to be constructed on any Lot.
7. **FENCES, WALLS, AND SCREENING** - These restrictions are in addition to any other restrictions set forth in the Declarations for Bellerive at Fox Hollow. The composition, location, and height of any fence, wall, or other screening (including shrubs or hedges) to be constructed or replaced on any Lot shall be subject to the prior approval of the ARC and the following Guide:
- a. No fence shall be located in the front yard on any lot, nor in the rear yards of lots 82 thru 107 which abut the pond. No vinyl fences shall be allowed. The finished side of any fence or wall shall face to the outside of the lot as to be visible as viewed from the property surrounding the lot upon which the same is constructed. Any repairs must match the existing fence.
 - b. All fences are subject to the prior approval of the Architectural Review Committee with respect to location and material. Fences shall be composed of only finished, decorated, painted architectural lumber, decorative ornate metal or other approved material. No fence shall be located in the front yard on any lot. In addition to the foregoing, fences shall be set back a minimum of: (I) thirty-five (35) feet from the Front lot line, or (II) ten (10) feet from the front of the dwelling, whichever is greater. No fence shall be more than four (4) feet in height. All fences shall be fully landscaped so as not to be visible from the street.
 - c. On properties bordering water, no fence may be permitted within 25 feet of the lake or pond. No fence may be installed parallel to the water.
 - d. All planting to be located within twenty-five (25) feet of any lake or pond must be approved by the ARC. The ARC shall consider the aesthetics of any such planting and whether the view of other Owners of the lake or pond will be obstructed by such plantings.
 - e. Screening of front porch areas, screen doors on front entryways and on garage doors is not permitted within the community in order to maintain the architectural integrity and the screening uniform appearance of Bellerive. Materials and colors used for front doors shall comply with materials and colors of the primary residence and must be approved by the ARC.
 - f. All utility fixtures, air conditioning equipment, pool equipment, gas tanks, water softeners and similar apparatus which are located on the exterior of any Unit shall be landscaped with weather-resistant plants and/or screened with 1" vinyl lattice fencing so as not to be visible from any adjacent Lot or Unit or the Street.

The aforementioned vinyl lattice fencing shall have 4"x 4" corner posts with post cap, 1" lattice shall have U channel on all four sides, and shall be at the same height on all sides of the enclosure. Lattice fencing shall be a minimum of 8" above the utility fixture, air conditioning equipment, pool equipment, gas tanks or similar apparatus unless otherwise approved by ARC. Materials and colors used for any lattice construction shall comply with materials and colors of the primary residence or be white and must be approved by the ARC.

8. **ARBORS, LATTICE AND TRELIS** - Shall be constructed for the purpose of climbing plants, shrubs and vines. Materials and colors used for any arbor, lattice, or trellis construction shall comply with materials and colors of the primary residence and must be approved by the ARC and the following Guide:

Arbor: A shelter of vines or branches or of latticework covered with climbing shrubs or vines.

- a. Arbors shall not exceed seven (7) feet in height. Width shall be determined by placement.
- b. Arbors must be kept in good condition. Any rotting, rusting or otherwise unsightly arbors shall be immediately removed or replaced.

Lattice: An open framework made of strips of metal, wood, plastic or similar material overlapped or overlaid in a regular, usually crisscross pattern, and fastened together. Most commonly arrayed in a square or a diagonal pattern.

- c. Lattice shall not exceed six (6) feet in height. Width shall be determined by placement.
- d. Lattice shall have 4"x 4" corner posts with post cap, 1" lattice shall have a U channel on all four sides, and shall be at the same height on all sides of the structure.
- e. Lattice must be kept in good condition. Any rotting, rusting or otherwise unsightly trellis or arbors shall be immediately removed or replaced.
- f. If lattice is not providing support for a plant then it shall be immediately removed.

Trellis: An open framework of latticework used as a support for climbing plants.

- g. Trellis shall not exceed six (6) feet in height. Width shall be determined by placement.
- h. Trellis and Arbors must be kept in good condition. Any rotting, rusting or otherwise unsightly trellis or arbors shall be immediately removed or replaced.
- i. If a trellis is not providing support for a plant then it shall be immediately removed.

9. **SIGHT DISTANCE AT INTERSECTIONS** - No fence, wall, hedge, or shrub planting which obstructs sightlines and elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the

intersection of the street lines, or in case of a rounded property corner from the intersection of the property lines extended. The same sight line limitations shall apply on any Lot within ten feet from the intersection of a street property line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

10. **SWIMMING POOLS/SPAS** - Swimming pools and spas shall comply with Pasco County Residential Swimming Pool, Spa, and/or Hot Tub Safety Act Notice of Requirements, and the completed, notarized Requirements form shall be submitted with the ARC approval request. Swimming pool and/or spa to be constructed on any Lot shall be subject to the setbacks and easement restrictions and the requirements of the ARC, which include, but are not limited to, the following:
 - a. Composition to be of material thoroughly tested and accepted by the industry for such construction.
 - b. The outside edge of any pool wall may not be closer than 5 feet to a line extended and aligned with the sidewalls of the Living Unit and 5 feet from the rear property line.
 - c. No screening of pool area may stand beyond a line extended and aligned with the sidewalls of the Living Unit and must be a minimum of 5 feet from the rear or side property lines.
 - d. Spas attached to a pool are part of a pool and subject to the same setbacks. Separate spas/hot tubs are subject to the same setbacks as pools.
 - e. No permanent above-ground swimming pools shall be constructed on any Lot.

11. **GARBAGE AND TRASH DISPOSAL**- No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage, and other waste shall be kept in sanitary containers within an enclosure or screened from view. Such screening must be on the side or rear of the house, not on the driveway, and is subject to ARC approval. Garbage cans, other trash, and recycling bins shall be put at the curbside, shall be placed or kept out at the curbside after dusk, the evening before trash day and shall be removed from the curbside by the end of the pick-up day and stored from view. There shall be no burning of trash or any other waste material.

12. **CLOTHESLINES** - Clotheslines or other installation of outdoor drying apparatus shall be permitted only in a rear yard and screened from view.

13. **REMOVAL OF TREES** - In reviewing the building plans and landscaping plans the ARC shall take into account the natural landscaping such as trees, shrubs, palmettos, and encourage the owner to incorporate them in their landscaping plan. No trees of six (6) inches or above in diameter can be cut or removed without the approval of the ARC.
 - a. Palms and citrus trees as well as trees less than six (6) inches in diameter one foot above natural grade may be removed without prior ARC approval.

- b. Removal of trees requiring ARC approval without obtaining approval may be subject to replacement of the tree. The ARC requires stump grinding.

- 14. **WINDOW AIR-CONDITIONING UNITS** - No window/wall air-conditioning units shall be permitted.
- 15. **MAILBOXES** - No mailbox or paper box or other receptacles of any kind may be erected. Repair, maintenance and replacement is the responsibility of the HOA.
- 16. **WINDOWS** - All window installation/replacement requires ARC approval prior to installation. Professionally manufactured aluminum or vinyl windows that meet Florida's Code are permitted. Pasco County permits are required.
- 17. **LAKES AND/OR PONDS** - No structure shall be placed nor shall any material or refuse to be placed or stored on any lot within 25 feet of the property line of any lake or pond.

No boat docks shall be constructed on any part of the pond/lake.

- 18. **PARKING AND OFF-STREET MOTOR VEHICLES, TRAILERS, BOATS, ETC.**: Motor vehicles, trailers, recreational vehicles, boats, etc. shall be parked only in the garages or in the driveway of a Unit, and shall not be parked on the road or street or the swales overnight or on a regular basis (i.e., not more than **24** consecutive hours and not more than seven (7) days in any calendar quarter), unless prior approval is granted by the ARC. **NO UNREGISTERED** motorized vehicle may be operated off the paved streets.

No vehicle shall be parked on any lawn, a landscaped portion of the Lot, or other portion of the Lot not specifically designed and intended for parking of vehicles. No vehicle shall be parked on the Common Properties or Limited Common Property or Easements or other portion of the Properties not specifically designed and intended for the parking of vehicles, except for areas specifically designated by the Association for temporary parking during Association-sponsored events. No vehicle of any kind shall block, park across, or infringe in any way on the right of way of any sidewalk with the Bellerive Fox Hollow Community.

- 19. **PARKING & REPAIR OF VEHICLES** - No "Prohibited Vehicle" as described in section 20 shall be parked or stored upon any residential lot unless parked or stored in a garage. No "Prohibited Vehicle" shall be parked or stored on any of the Common Properties, or streets (whether public or private) within Bellerive at Fox Hollow. All boats, trailers, and personal watercraft must be stored in the garage or off-site.

No motor vehicle of any kind shall be dismantled, abandoned, rebuilt, repaired, or repainted upon any residential lot in such a manner as to be visible from any point on adjacent property or the street. No motor vehicle of any kind shall be dismantled,

abandoned, rebuilt, repaired, or repainted in any of the Common Properties, or streets within Bellerive at Fox Hollow.

20. **PROHIBITED VEHICLES** - For the purposes of this section a "Prohibited Vehicle" is defined as the following:

- a. Any motor vehicle which bears or contains logos, commercial information or commercial advertising on the exterior surface, or which information or advertising is placed on the interior of the vehicle in such a manner as to be seen and read from the exterior of the vehicle..
- b. Recreational vehicle-type units as defined by Florida Statutes Section 320.01(1)(b), including but not limited to travel trailers, camping trailers, truck campers, motor homes, and park trailers; any other recreational type vehicle that will not fit in the garage.
- c. Any all-terrain vehicle, dune buggy, or golf cart.
- d. A trailer of any type of commercial equipment.
- e. A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion or under repair.
- f. A boat; personal watercraft.
- g. Any motor vehicle greater than 1-ton capacity.
- h. Mobile homes as defined by Florida Statutes Section 320.01(2).
- i. Limousines registered and/or used for commercial purposes.

Exceptions - For the purposes of this section, exceptions are described as follows:

- j. Nothing in this section shall be construed to prohibit bona fide loading and unloading of goods from a vehicle during daylight hours.
- k. "Repair" shall not apply to those activities normally associated with any incident to the day-to-day maintenance, washing, waxing, and polishing of vehicles.
- l. A "Prohibited Vehicle" (even if generally described herein) shall not be deemed to be a vehicle present while performing services for or on behalf of the Owner as long as such vehicle does not remain in the community for longer than a 24-hr. period.
- m. A "Prohibited Vehicle" shall not be construed to prohibit the following kinds of commercial information or advertising:
 - i. A "For Sale" sign for the vehicle itself
 - ii. Commercial information which identifies the make and model of the vehicle or the name and location of the manufacturer.

21. **UTILITY CONNECTIONS AND SATELLITE CONNECTIONS** - All house connections for all utilities including, but not limited to, water, sewage, electricity, gas, telephone, television, and satellite connections shall be run underground from the proper connecting points to the Living Unit in such manner to be acceptable to the governing utility authority.

Satellite dishes may not exceed one meter in diameter and should be located at the rear of the Living Unit. Advance notice of the proposed installation must be submitted to the ARC.

22. **HOLIDAY LIGHTING/DECORATIONS** - Decorative holiday displays and lighting do not require ARC approval and may be installed 30 days prior to the holiday and shall be removed within 30 days of the holiday.

23. **SIGNS** - No sign or ornamental signs/artwork (paintings, drawings, or other artistic works) of any kind shall be displayed or placed in the public view on any Lot except the following:

- a. One professionally made "For Sale" sign of not more than five (5) square feet advertising the property upon which the sign is placed for sale. Approved signs should be requested through the Trinity Master HOA by visiting: <https://melrosecorporation.com/trinity-communities-master/community-document/s/>
- b. Construction sign used by a builder to advertise the property during construction.
- c. Tree removal sign
- d. One security sign
- e. One Name and Address sign
- f. One Welcome sign

Restrictions on Location and Time. For the purpose of this section, the restrictions are as follows:

- a. Signs are not permitted on trees, fences, utility poles, or Bellerive at Fox Hollow common property except for BOD / HOA meeting announcements and HOA Event sign(s) held by the BOD.
- b. Security signs (e.g. ADT, Brinks etc.) are allowed without prior approval and must be eighteen (18") in height or less.
- c. Construction signs must be removed upon completion of the project.
- d. For sale signs must be removed within five (5) days after the closing of the sale.
- e. Garage sale, estate sale, moving sale, and open house signs are permitted only on the day of the event. Celebratory signs are permitted for up to 7 days.
- f. Name, address and welcome signs are allowed without prior approval and must be no larger than eighteen (18") inches in height.
- g. Ornamental signs/artwork are not permitted on any part of a unit that can be seen from the street without prior ARC approval.

Any sign not in accordance with this list would first require approval of the ARC.

24. **SOLAR PANELS** - All solar installation/replacement requires ARC approval prior to installation. Professionally manufactured solar panels that meet Florida Code are permitted. Pasco County permits are required.

25. **PODS – PORTABLE STORAGE UNITS / DUMPSTERS** - Portable storage units commercially known as PODS or similar portable storage units are permitted only in the driveway of a lot and for a maximum of ten (10) days within a 30-day time period. This ten-day period is intended to allow an owner to load the portable storage unit and arrange for its transport to a permanent storage facility. Owners shall notify the Management Company when the portable storage unit is placed on their property.

Dumpsters must be removed within 30 days from the date of placement on the property unless an extension is granted by ARC.

26. **MAINTENANCE OF IMPROVEMENTS** - It shall be the responsibility of each Lot Owner to consistently maintain all structures and improvements located on such Lot in a neat, orderly and attractive manner so that the improvements do not decrease the beauty of the community as a whole. To this end, but in no way limiting the generality of the foregoing, the homeowner shall prevent or correct as often as required the following specific conditions:

- a. Exterior Painting - Flaking, peeling, unclean, mildewed, unsightly color or conditions of the exterior paint or stain of the improvements.
- b. Roofs - Mildew stains, broken shingles and broken tiles on the roof.
- c. Fences and Screening - Broken, sagging, unsightly, rotting, or mildewing fences.
- d. Gutters - Broken, sagging, unsightly or mildewing gutters.
- e. Private Sidewalks and Driveways - private sidewalks and driveways must be maintained and repaired to match the original.

Any alterations are subject to ARC approval.

- f. Propane Tanks, Emergency Generators, Water Treatment & A/C Units – Must be installed behind the setback lines of the house and hidden from public view by shrubbery or screening.
- g. Screens - All window and pool screens must be kept in good repair.

27. **LANDSCAPE REQUIREMENTS** - Florida Friendly Landscaping as described by Florida Law means quality non-desert landscapes that conserve water, protect the environment, are adaptable to local conditions, and provide a reduction of stormwater runoff. The following requirements comply with this law:

- a. Acceptable turf grass Bermuda, St. Augustine, and Zoysia. Bahia grass may be used in backyards only.
- b. Sod is required on all front and side yards. Seeding and sprigging are permitted in the rear yards. On corner lots sod is required on the front and sides to the rear of the property line and the width will be the same as the side setback of the house.

28. **LANDSCAPE MAINTENANCE** - All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include:

- a. Grass - The grass on all Lots including the easement (parcel between the sidewalk and the street) shall be mowed, edged, weeded, treated for insects, watered, and fertilized such that it should be healthy, neat, and manicured in appearance. Grass shall be no higher than 6 inches and trimmed around stationary objects and plant beds. If a lawn is 15% or more weeds, bare ground, or dying grass, it must be restored so that such areas are less than 15% of weeds, bare ground, or dying grass.
- b. Flower Beds - Flower beds shall be maintained in a neat manner free of weeds and dead plants.
- c. Shrubbery - Shrubs shall be trimmed and pruned so that they are neat in appearance with dead limbs or branches removed.
- d. Mulches - Florida Friendly Landscape law permits wood, leaves, pine straw and bark mulches. These hold moisture in the soil, reduce weed growth, slow erosion and also release nutrients.
- e. Trees - Trees shall be allowed to grow in their natural state but any tree that is dead shall be removed following ARC approval. ARC requires stump grinding. Refer to the "Removal Of Trees" section in this document for further requirements.
- f. Underbrush - No underbrush or other unsightly growths shall be permitted to grow or remain on any lot and no refuse piles or unsightly objects shall be allowed to remain anywhere thereon.
- g. Drainage - All properties are subject to drainage and conservation easements as regulated by local and state ordinances shall comply with the requirements of the Declaration for those properties and shall comply with the requirements of the easement.

29. **LANDSCAPING LIGHTS** – All landscaping lights require ARC approval prior to installation.

- a. Application for landscaping lights must include plans, sketch or drawing indicating placement, height and type of lights that are being installed.
- b. No landscape lights shall blink, pulse, move or flicker. Only holiday/seasonal lights are allowed during each holiday/seasonal period are allowed to blink, pulse, move or flicker (see HOLIDAY LIGHTING/DECORATIONS section).

30. **PONDS AND WATER FOUNTAINS** - All ponds and water fountains require ARC approval prior to installation. Any pump mechanism required for any pond or water fountain must be concealed from view by shrubbery. Any pond or fountain over two (2) feet deep will be considered as a pool and must meet the requirements of a pool and also requires a Pasco County permit. Ponds and water fountains must be maintained to avoid mosquitoes, algae and fungal growth.

31. **STATUES** - All statues that can be seen from the road require ARC approval prior to installation.

32. **STORM SHUTTERS** - The job of any storm shutter is to protect your glass areas from breakage when hit by flying debris during storms. There are many styles and types of both permanent and temporary shutters.

Permanent storm shutters, such as Roll-Up, Colonial, and Bahama, come closest to maintaining the architectural integrity of a Unit. Storm shutters may be closed for no more than ten (10) days prior to the projected arrival of a storm and must be opened within seven (7) days after the storm has passed. All permanent shutters, including any not mentioned above, require ARC approval prior to installation.

Temporary shutters, such as corrugated panels and plywood, require some planning and effort to install and remove. In addition, provisions need to be made for their proper storage inside the garage when not in use. Temporary shutters may be installed ten (10) days prior to the projected arrival of a storm to impact our area. The removal and storage of temporary shutters should occur within seven (7) days after the storm has passed. Due to the time-sensitive nature of temporary shutters, prior approval of the ARC is not necessary. However, it is necessary to adhere to the installation and removal timing noted above.

33. **FLAG POLES** - For complete requirements, see Florida Statutes [720.304 - Right of owners to peaceably assemble; display of flag; SLAPP suits prohibited](#).