

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

The Aberdeen Creek Homeowners Association Board of Directors has adopted and published these Guidelines to provide owners and tenants of properties in our Deed Restricted community with a clearer understanding of their responsibilities pursuant to the HOA's governing documents – the Association's CC&R ("Declaration of Covenants, Conditions and Restrictions") and Amendments.

The Board realizes that the CC&R documents may be difficult to use as a reference. With these ACC Guidelines the Board is providing more specific guidance (and an Index for ease of reference) for the listed categories. The ACC Guidelines must always be consistent with the CC&R documents; CC&R Amendments may be required for some changes to the ACC Guidelines.

Following these Guidelines will help to maintain the quality of life and property values in our well-maintained community. Our Community Management Company will work with the Board to ensure these Guidelines are followed.

Check the HOA website www.aberdeencreek.com periodically for updates to these ACC Guidelines. A Banner Headline on the website will advise when there are updates.

An Index is provided on Page 2.

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

INDEX

Aberdeen Creek HOA ACC Guideline Index - 02-07-2019	
General Considerations	Page 3
When is ACC Approval Required	
ACC Change Requests	
Houses	Pages 4 - 5
Residential Use Of Lots	
Exterior Changes or Additions	
Fence Installation and Maintenance	
Exterior Painting	
Hurricane Shutters and Window Boards	
Gutter & Downspout Installation and Maintenance	
Storm Doors	
Awnings	
Re-Roofing and Roof Maintenance	
Satellite Dishes and Solar Collectors	
House Numbers	
Additional Structures	Page 6
General Information	
Shed and Outbuilding Structures	
Pergola and Trellis Structures	
Play Houses	
Pools	Page 7
Pool / Spa Installation	
Lanai's - Screened or Enclosed	
Landscaping	Pages 8 - 9
Florida Friendly Landscaping	
Landscape Maintenance	
Planting Bed Mulch and Fillers	
Borders and Curbing Installation	
Trees - <i>updated 02-07-2019</i>	
Driveways and Sidewalks	Page 10
Parking	Pages 11 - 12
Approved Vehicle Guidelines	
Parking Restrictions and Safety Violations	
POD and Dumpster Restrictions	
Additional Vehicle and Vehicle Repair Restrictions	
Other Items Installed on Lots	Page 13
Mailbox Replacement and Maintenance	
Flag Poles	
Clotheslines	
Yard Signs	
Exterior Water Softeners	
Seasonal Lights	
Rental Restrictions	Page 14
Trash	Page 14
Animals	Page 15
Nuisances	Page 15
ACC Change Request Form	Page 16

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

GENERAL CONSIDERATIONS

Item	Architectural Committee (ACC) Guidelines	References
<p>Items Requiring ACC Approval</p> <p>When is ACC Approval Not Required</p>	<p>ACC (Architectural Control Committee) approval is required when a homeowner makes any exterior change which would modify the appearance of any part of the property or its appurtenances** or would change the materials of original construction. The ACC approval process is initiated by submitting an ACC Change Request form.</p>	<p>CCR ARTICLE 6 CCR ARTICLE 7 CCR ARTICLE 8 CCR SECTION 4.4 CCR SECTION 7.11</p>
<p>Required Maintenance</p>	<p>ACC approval is not required when property features or appurtenances** are replaced with the same ACC approved elements or if dwellings are repainted with same ACC approved exterior colors.</p>	
<p>Repairs after Damage</p>	<p>Each Owner must maintain their lot and appurtenances** in a safe, sanitary and reasonably attractive condition.</p>	
<p>ACC Change Requests</p>	<p><i>**appurtenances are any improvements, additions, or other features that are part of the property</i></p> <p>In the event a Dwelling is damaged or destroyed by casualty, hazard or other loss, then within twelve (12 months) after such incident the Owner shall rebuild or repair the damaged Dwelling.</p> <p>ACC Change Requests using forms provided by the Board are to be submitted to the HOA Management Company prior to the commencement of any work. Work must not begin until approval has been received.</p> <p>When approved, work must begin within 90 days of the approved start date and must be completed by the scheduled completion date; otherwise a new request must be submitted.</p> <p>Applicant must obtain all legal documentation and permits as required by State, County and other applicable codes. Applicant is responsible to ensure that all contractors are properly licensed and insured; applicant accepts responsibility and liability for third party contractors.</p> <p>Changes made prior to or without required ACC approval are violations of the HOA Deed Restrictions and are subject to fines and legal action including removal of the change.</p>	

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

HOUSES

Item	Architectural Committee (ACC) Guidelines	References
Residential Use of Lots	Each lot may be used for residential purposes only and for only one single family home. No trade, business, or profession of any kind may be conducted on any Lot.	CCR SECTION 7.3 CCR SECTION 7.8 CCR 2005 AMENDMENT
Exterior Changes or Additions	<p>An ACC Change Request must be submitted to the ACC and approved prior to replacing or adding to dwelling structures. Submit a copy of the property lot survey showing a drawn-to-scale placement of the proposed addition. Include engineering drawings that show the proposed addition relative to the existing dwelling's boundaries and roofline. Specify the addition's dimensions, materials, and exterior colors. Additions must be of the same construction type as the original dwelling (block with stucco, etc.) All legal county and state code documentation and permits must be obtained by the property home owner.</p> <p>The Association's approval does not constitute approval at the local or state level. The home owner is responsible for obtaining those approvals.</p>	CCR ARTICLE 6 CCR SECTION 7.6 CCR SECTION 7.11
Fencing Installation and Maintenance	<p>An ACC Change Request must be submitted to the ACC and approved prior to adding new fencing. Fencing should enhance the appearance of the HOA neighborhood. The Board recommends installing white vinyl fencing instead of wood/wood composition alternatives. The long-term appearance and low maintenance benefits of white vinyl fencing should offset any initial cost differences</p> <p>Fences should be pressure washed when stained or discolored. For wood fences sealants or natural colored stains may reduce the number of times the fence requires pressure washing.</p> <p>All fences must be repaired if there is any visible damage -- wood fences especially must be repaired if boards or hardware are loose, missing or damaged.-</p> <p>Wood fencing that is faded or stained must be repainted or restained following the ACC Exterior Painting Standards. Stained fences need to be natural earth tones (no bright colors). An ACC .Change Request must be submitted if a wood fence is to be refinished using a stain or color that has not been pre-approved by the ACC.</p> <p>All boundary fences constructed around home owner properties by the original builder are designated as "homeowner fences" and the homeowner has the responsibility for maintaining them as they would maintain their property dwelling, landscaping, driveway, and other structures.</p>	<p>CCR SECTION 7.10 CCR SECTION 1.11 CCR SECTION 2.10</p> <p>HOA FENCING GUIDELINES</p>

...continued

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

HOUSES - continued

Item	Architectural Committee (ACC) Guidelines	References
Exterior Painting	<p>Houses require re-painting if the paint or exterior is faded, chipped, stained, rust from rebar shows thru, or chalky paint comes off when surface is rubbed with hand.</p> <p>If exterior colors are being changed, an ACC Change Request must be submitted to the ACC and approved prior to beginning the painting process. Approved colors are available in paint books referenced on the ACHOA website and which can be obtained from the Management Company. New colors must obtain ACC approval.</p>	<p>CCR SECTION 1.11 CCR SECTION 2.10</p> <p>ACC COLOR BOOK</p>
Hurricane Shutters and Window Boards	<p>An ACC Change Request showing the location and size of the shutters and the type of materials to be used must be submitted to the ACC and approved prior to installing hurricane shutters. The permanent portion of the shutter should be unobtrusive as possible and painted to blend in with the dwelling trim.</p> <p>Hurricane shutters or window boards must be removed no later than 14 days after a hurricane has passed</p>	CCR ARTICLE 6
Gutter / Downspout Installation and Maintenance	<p>An ACC Change Request showing location, materials to be used and color scheme must be submitted to the ACC and approved prior to the installation of gutters or downspouts. The addition of gutters/downspouts must not alter existing drainage or divert water onto other lots.</p> <p>Gutters, downspouts and eaves should be kept free of any visible dirt or stains.</p>	<p>CCR ARTICLE 6 CCR SECTION 1.11 CCR SECTION 2.10</p>
Storm Doors	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing a storm door. Only full view storm doors are permitted and they must be painted in accordance with CCR Exterior Painting Standards. If screens are used, they must be outfitted with invisible screen material.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6 CCR 2009 AMENDMENT</p>
Awnings	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing awnings. Awnings are only permitted on the rear of the dwelling and their color scheme should match the dwelling color scheme.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6 ACC GUIDELINES</p>
Re-Roofing and Roof Maintenance	<p>If the roofing color or style is being changed, an ACC Change Request must be submitted to the ACC and approved prior to re-roofing. Roof materials and colors must coordinate with the color scheme of the house.</p> <p>Roof needs to be clean by removing dirt, mold and mildew. Missing or damaged shingles must be replaced.</p>	<p>CCR ARTICLE 6 CCR SECTION 1.11 CCR SECTION 2.10</p>
Satellite Dish and Solar Collector Installation	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing a satellite dish antenna or solar collector.</p>	CCR SECTION 7.6
House Numbers	<p>House numbers are required and are normally placed above the garage door. House numbers are required on mailboxes following the ACC Mailbox Guidelines.</p>	<p>CCR ARTICLE 6 ACC GUIDELINES</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

ADDITIONAL STRUCTURES

Item	Architectural Committee (ACC) Guidelines	References
General Considerations	Construction of any structure – including but not limited to a shed, outbuilding, pergola, trellis, or playhouse – requires ACC approval. No more than 1 shed or outbuilding may be added to a property. Construction or installation must not begin prior to receiving ACC approval.	CCR ARTICLE 6 CCR 2009 AMENDMENT
Shed/Outbuilding Installation	<p>Each owner may only have one shed or outbuilding on a lot. An ACC Change Request must be submitted to the ACC and approved prior to installing any shed or outbuilding. Free-standing sheds and outbuildings must conform to CCR Section 7.6, 2009 Amendment, and ACC guidelines.</p> <p>Sheds and outbuildings: must not be visible from the street when facing the front of the dwelling; must be no taller than 11 feet; must be no larger than 225 square feet; must be made of frame or block construction with a stucco or wood exterior (metal and vinyl sheds are not permitted); the exterior must be similar to the color scheme of the dwelling and is subject to the ACC Painting Standards; the roof must be shingled and match the dwelling roof.</p> <p>Sheds and outbuildings must be maintained in a “like new” appearance.,</p>	CCR ARTICLE 6 CCR SECTION 7.6 CCR 2007 AMENDMENT CCR 2009 AMENDMENT ACC GUIDELINES CCR SECTION 1.11 CCR SECTION 2.10
Pergola & Trellis Structure Installation	An ACC Change Request must be submitted to the ACC and approved prior to installing pergola or large trellis structures. The primary criteria used in examining their impact will be the visibility from the road. These structures will be evaluated based upon their size, location, material, color, and appearance.	CCR ARTICLE 6 CCR SECTION 7.6 CCR 2007 AMENDMENT CCR 2009 AMENDMENT ACC GUIDELINES
Playhouse	<p>A playhouse as differentiated from a shed or outbuilding is a structure to be used by children and one that has swings, slides, and play areas; this includes all commercially available structures marketed as such.</p> <p>An ACC Change Request must be submitted to the ACC and approved prior to constructing or installing a playhouse.</p>	ACC GUIDELINES

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

POOLS

Item	Architectural Committee (ACC) Guidelines	References
Pool/Spa Installation	<p>No above-ground swimming pools are permitted. An ACC Change Request must be submitted to the ACC and approved prior to installing any pool or spa. If a lanai/screen enclosure is to be added, it must be included on the ACC Change Request form. Submit a copy of the property lot survey showing a drawn-to-scale placement of the pool, pool deck and if applicable lanai with dimensions, including the location of equipment (pumps, heaters, etc.). Include engineering drawings that show the proposed addition relative to the existing dwelling's boundaries. Specify the addition's dimensions, materials, and exterior appearance. If heating with propane, show location of propane tank. If using Solar Heat, show location of solar panels on dwelling roof. On the lot survey, show the pool location and the placement of landscaping to be installed around the pool.</p> <p>The addition of the pool should not alter the existing drainage or divert water onto other lots. Access during construction should be limited to your property. Permission must be obtained from neighboring property home owners if access to their property is required.</p> <p>All legal county and state code documentation and permits must be obtained by the property home owner. The association's approval doesn't constitute approval at the local or state level and the home owner is responsible for obtaining those approvals.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6 CCR 2007 AMENDMENT CCR 2009 AMENDMENT ACC GUIDELINES</p>
Lanai Screened / Acrylic / Vinyl / Glass Enclosure Installation	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing any lanai whether screened or enclosed. Submit a copy of the property lot survey showing a drawn-to-scale placement of the proposed enclosure relative to the existing dwelling boundaries and roofline. Enclosure top should not be higher than the dwelling height and the sides should not be higher than the dwelling eave height or extend beyond the dwelling walls.</p> <p>All legal county and state code documentation and permits must be obtained by the property home owner. The association's approval does not constitute approval at the local or state level and the home owner is responsible for obtaining those approvals.</p>	<p>CCR ARTICLE 6 CCR SECTION 7.6</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

LANDSCAPING

Item	Architectural Committee (ACC) Guidelines	References
Florida Friendly Landscaping	<p>Aberdeen Creek is glad to embrace the nine principles of <u>Florida Friendly Landscaping</u> into the ACC standards for our community. We encourage you, when following our rules and utilizing FFL, to incorporate these into all your bedding areas. Because we believe in the nine principals suggested by the University of Florida we are allowing an increase in the bedding areas of all yards (as noted in the landscaping areas below) and also encourage you to visit the Hillsborough County Cooperative prior to choosing your plants, developing your design, and submitting all to the ACC for approval.</p> <p>An ACC Change Request must be submitted to the ACC and approved prior to installing Florida Friendly Landscaping. The principles of <u>Florida-Friendly Landscaping</u> include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection.</p>	CCR ARTICLE 6 ACC GUIDELINES
Landscape Maintenance	<p>Lawns should not exceed 6" in height. Lawns must be edged as needed. Lawns must be weed free with no bare spots. If bare spots are small, top soil can be inserted in spots. Larger bare spots require plugs or sod to be planted. Planter beds must also be weed free. Dead plants, trees, bushes, tree stumps and palm fronds must be removed. In the front of the home, hedges and bushes in front of windows must not cover more than 1/4 of bottom of window; exceptions to this are Palms or trees. No bushes can exceed a height of 6 feet in the front of the house. Potted plants are limited to a quantity of 12. Two Shepherd hooks are allowed only in planter beds. Window planter boxes are also allowed. No vegetable plants are allowed in front yard. Exceptions require ACC approval.</p>	CCR ARTICLE 6 ACC GUIDELINES
Planting Bed Mulch & Fillers	<p>Mulch, pine bark and rocks are permitted in planting beds. Plant areas must be filled in with some type of mulch or filler and not bare dirt. Refer to Aberdeen Creek Florida Friendly Landscaping Guidelines for more details.</p>	CCR ARTICLE 6 ACC GUIDELINES
Borders/Curbing Installation	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing landscape borders/curbing. Submit a copy of a lot survey showing location and materials to be used, and color scheme for borders/curbing.</p>	CCR ARTICLE 6 ACC GUIDELINES
Trees – updated 02-07-2019	<p>Trees located between the sidewalk and the street need to be trimmed to a height of 18 feet per county requirements to allow for commercial truck clearance. The county may provide this service for trees located in the Right of Way. Trees located in the yard near sidewalks need to be trimmed to 8 feet to allow for pedestrian clearance. Tree removal requires: 1) ACC approval; 2) stump removal; 3) submission of a proposal for a replacement tree of like kind. Hillsborough County restrictions regarding tree work must be followed.</p>	CCR ARTICLE 6 ACC GUIDELINES

...continued

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

LANDSCAPING - continued

Item	Architectural Committee (ACC) Guidelines	References
<p>Property Line Tree Encroachment</p> <p><i>An Information-Only Item</i></p>	<p><u>Tree encroachment issues between neighbors are not an ACHOA issue</u> but one involving the neighboring property owners. The following information is based on a website reference: http://realestate.findlaw.com/neighbors/ and is only intended to provide a legal frame of reference for homeowners encountering problems with encroachment from a neighbor's trees or shrubs. Hopefully, discussions between neighbors can amicably resolve encroachment issues.</p> <p>A landowner has a duty to prevent nuisances which might adversely affect the property of an adjoining landowner. Details on this topic are provided on the above website.</p> <p>Property owners in Florida have the right to cut off branches and roots that stray into their property. As a general rule a property owner who trims an encroaching tree belonging to a neighbor can trim only up to the boundary line and must obtain permission to enter the tree owner's property, unless the limbs threaten to cause imminent and grave harm.</p>	<p>ACC GUIDELINES</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

DRIVEWAYS AND SIDEWALKS

Item	Architectural Committee (ACC) Guidelines	References
<p>Driveway and Sidewalk Modifications and Maintenance</p>	<p>An ACC Change Request must be submitted to the ACC and approved prior to installing or modifying driveways or sidewalks. Driveways and sidewalks should be repaired, constructed, or reconstructed with the same materials used in their original construction. No colors, coatings, epoxies, or similar treatments are permitted.</p> <p>Driveways and Sidewalks need to be free from mold, mildew, dirt, and debris and pressure washed when necessary. A concrete sealer may help to reduce the number of times concrete needs to be cleaned and/or pressure washed.</p> <p>Sidewalks are repaired by Hillsborough County and they should be contacted when repairs are needed.</p>	<p>CCR SECTION 7.8 ACC GUIDELINES</p> <p>CCR SECTION 1.11 CCR SECTION 2.10</p>

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

PARKING

Item	Architectural Committee (ACC) Guidelines	References
Approved Vehicle Guidelines	<p>“Permitted vehicles” may be parked in driveways and on streets subject to the Parking Restrictions listed below. A “permitted vehicle” shall mean a licensed motor vehicle which is: (1) a passenger automobile or van (including high-top conversion vans or sport vehicles with oversized tires, but excluding a motor-home or recreational vehicle), (ii) a motorcycle, or (iii) a pickup truck provided such pick-up truck can be otherwise completely concealed within a standard sized garage of up to 8’ in height, (iv) a vehicle used for commercial purposes provided that the vehicle is no larger than a passenger automobile or van. Specifically excluded are trailers, box trucks, step vans, buses, passenger transit vehicles, limousines, RV’s and other vehicle types as may be specified from time to time by the Board. Permitted vehicles must have a current license tag and be regularly used as a motor vehicle on public rights-of-way. Permitted vehicles must not have visible commercial signage.</p>	CCR SECTION 7.7
Parking Restrictions and Safety Violations See Hillsborough County Ordinances on Next Page	<p>Parking or placement of any vehicle or other item is permitted in driveways and on streets except in: 1) areas designated as No Parking zones by the HOA Board; 2) areas prohibited by state, county or city codes; 3) if the parked vehicle will block access by any vehicle including county vehicles and first responders, 4) if the vehicle is parked across the street from another parked vehicle leaving less than 10 feet of space between the vehicles. Vehicles of any kind and other obstacles must not be parked or placed in driveways in a manner that blocks a sidewalk such that pedestrians, bicyclists and persons using mobility devices must leave the sidewalk to proceed around the vehicle or item. Parking on the grass in any Lot and parking on the grass in any Common Area is prohibited except while actively loading or unloading materials or performing repairs in the Common Areas.</p> <p>Violation of these restrictions may result in fines as designated from time to time by the Board. Vehicles of violators of these restrictions may be towed subject to compliance with state, county and city ordinances.</p>	ACC GUIDELINES

...continued

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

PARKING - continued

Item	Architectural Committee (ACC) Guidelines	References
POD and Dumpster Restrictions	<p>A POD may be placed in a driveway for up to 7 days for loading or unloading when an owner is moving in to or moving out of a house, or during construction when additional temporary storage is required. Request ACC approval if additional time is required.</p> <p>A dumpster may be placed in a driveway during active construction for a maximum of 7 days. If a dumpster is required for more than 7 days ACC approval is required in advance.</p>	CCR SECTION 7.7
Vehicle Maintenance or Repairs	<p>No vehicles or other items which are inoperative or abandoned shall be permitted on any Lot for a period in excess of forty-eight (48) hours unless such item is entirely within a garage.</p> <p>No major repairs shall be performed on any vehicles or items on any Lot except within a garage and under no circumstances shall such repairs be performed if the result is the creation of an unsightly or unsafe condition as determined by the board.</p>	CCR SECTION 7.7

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

OTHER ITEMS INSTALLED ON LOTS

Item	Architectural Committee (ACC) Guidelines	References
Mailbox Replacement and Maintenance	<p>Replacement mailboxes will require the submission of an ACC Change Request unless the mailbox is an exact replacement of the existing mailbox or conforms to published Mailbox Replacement Guidelines. Replacement mailboxes must match the configuration of existing white mailboxes and posts (PVC mailbox post and mailbox, Gothic post cap, cross- arm design, etc.) The address number should be displayed on the side of the mailbox facing the mail delivery vehicle's approach and be 2 inches in height. Refer to <u>Mailbox Installation Notes</u> on the HOA website for additional information.</p> <p>Dirt, mildew and mold needs to be removed from Mailboxes. Mailboxes need to be straight and upright and cannot be missing any parts.</p>	<p>CCR SECTION 7.12 ACC GUIDELINES CCR SECTION 1.11 CCR SECTION 2.10</p> <p>MAILBOX GUIDELINES</p>
Flag Poles	The height of a freestanding flag pole may not exceed the highest point of the house. Locate underground utility lines prior to digging for installation of a flag pole (contact Sunshine 811). Only American and US Military flags may be displayed; flags may not be larger than 6", follow proper flag etiquette.	ACC GUIDELINES
Clotheslines	No permanent outdoor clotheslines may be installed or maintained on any Lot except that portable rotary type or reel type clothes lines may be permitted in the rear yard only and said clothes lines must be stored when not in use. On corner lots, such clothes lines shall not be placed within (20) feet of a side street.	CCR SECTION 7.6 2009 AMENDMENT
Yard Signs	<p>No sign of any kind will be displayed to public view within the Property except: one (1) Owner installed sign of not more than six (6) square feet in size advertising a property for sale or rent; and No Trespassing, No Solicitation, Beware of Dog or such similar signs by the dwelling front door or affixed to the front of a dwelling not to exceed one-half (1/2) square foot in size and approved by the Association as to color and content. No sign shall be lighted. No other advertising or third-party signs shall be permitted other than Realtor provided For Sale or Rent signs. Signs indicating the location of an event at a property or congratulating an occupant (i.e. a birthday party, garage sale, graduation, a team win) may be displayed for up to 48 hours.</p> <p>No signs are allowed in the common areas with the exception of garage sale and open house signs that can be displayed for up to 48 hours.</p>	CCR SECTION 7.1
Exterior Water Softeners	An ACC Change Request must be submitted to the ACC and approved prior to installing an exterior water softener. An exterior softener must be screened by landscaping or by appropriately-sized white vinyl fencing -- submit a property survey drawing showing the location of the water softener.	ACC GUIDELINES
Seasonal Lights	Seasonal lights can be installed no earlier than one week before Thanksgiving and must be removed by Jan. 15th.	ACC GUIDELINES

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

RENTAL RESTRICTIONS

Item	Architectural Committee (ACC) Guidelines	CCR Reference
Rental Restrictions	<p>No Owner may lease or rent his Dwelling during the first one year of ownership of that Dwelling. For purposes of this section, a Dwelling is deemed to be leased or rented if it is occupied by any person other than the owner of that Dwelling who does not have a residence elsewhere while the owner of the Dwelling resides elsewhere.</p> <p>No Dwelling shall be leased or rented for a period of less than one year.</p> <p>A Lease/Rental Approval Policy is in effect. All leases, rentals and renewals of same are subject to the CCR Declaration and Amendments and the Bylaws and the lessee / renters must be approved for occupancy in writing by the Board of Directors of the Association. A Lease/Rental Application process is in effect requiring submission of an application and a processing fee to cover the cost of background checks of all prospective tenants over 18.</p>	CCR SECTION 7.15 PER 2009 AMENDMENT

TRASH

Item	Architectural Committee (ACC) Guidelines	References
Trash	<p>Except for regular curbside collection and disposal, no rubbish, trash, garbage or other waste material or accumulations may be kept, stored or permitted anywhere within the Property, except inside a Dwelling, or in sanitary containers completely concealed from view.</p> <p>No trash containers shall be placed at curbside for pickup more than twenty-four (24) hours prior to the scheduled day of collection. Trash containers must be removed from the curb by midnight of the day of trash pickup.</p> <p>Hillsborough County trash collectors will not collect items that do not fit in the trash container. You are responsible for proper disposal of such items.</p> <p>Yard waste created during weekend property cleanups should be placed in appropriate containers and set out for collection as noted above. Yard waste that will not fit in trash containers may be placed at the curb during the preceding weekend for collection at the next regularly scheduled date for yard waste pickup.</p> <p>Nothing is to be placed on or dumped into the community storm sewers.</p>	CCR SECTION 7.5

**Aberdeen Creek Home Owners Association
Architectural Control Committee Guidelines
Updated – February 7 2019**

ANIMALS

Item	Architectural Committee (ACC) Guidelines	References
Animals	<p>No livestock or poultry are permitted. No more than 4 dogs, cats or other conventional pets can be kept. No animals can be kept, bred or maintained for commercial purposes.</p> <p>Each owner must clean up pet waste immediately. No pet shall be permitted to run at large outside a Lot.</p> <p>No pets are allowed to disturb neighbors with excessive or repetitive noise. All pets outside of a dwelling shall be properly leashed or shall be kept within an approved fence area. No outside animal pen, cage or shelter shall be constructed without ACC approval. Fenced dog runs are not permitted.</p>	CCR SECTION 7.4

NUISANCES

Item	Architectural Committee (ACC) Guidelines	References
Nuisances	<p>No activity is permitted, nor may any object or substance be kept, stored, or permitted anywhere within the property in violation of the law.</p> <p>No owner shall cause or permit any unreasonable or obnoxious noises or odors or waste and no obnoxious, destructive, illegal, or offensive activity that constitutes a nuisance to any Owner or to any other person lawfully residing within the Property.</p>	CCR SECTION 7.2

Aberdeen Creek Home Owners Association Architectural Control Committee Guidelines Updated – February 7 2019

ACC CHANGE REQUEST FORM

The ACC Change Request Form and instructions can be found on the HOA website www.aberdeencreek.com

Aberdeen Creek HOA - Architectural Control Committee (“ACC”) ACC Change Request Form			
Request Date		Review Date	ACC Ref. No.
Name			
Signature			
Address		Phone	
	Riverview, FL 33569	Email	

To: **Architectural Control Committee Aberdeen Creek HOA**
 c/o Excelsior Community Management
 6554 Krycul Avenue Riverview, Florida 33578-4330
 eMail: AberdeenCreekHOAManagement@tampabay.rr.com
 Tel: 813 349-6552 Fax: 813 349-5865

Home Owner To Complete
ACC To Complete

Description of Change

Attachments Provided (circle one)	YES	NO
Start Date	Completion Date	

The Exterior Change Request has been: APPROVED DISAPPROVED

Approved	Disapproved	Committee Member	Signature

Architectural Committee Comments

REQUEST INSTRUCTIONS

- The Aberdeen Creek property owner must submit the Change Request form in advance of making changes. Carefully review CCR and Amendment documents and ACC Guidelines prior to submitting request. Refer to <http://www.aberdeencreek.com/>
- Describe in detail the changes being planned and attach drawings or documents as needed.
- Projects must begin within 90 days of approved start date and be completed by the scheduled completion date; otherwise a new request must be submitted.
- Applicant must obtain all legal documentation and permits as outlined in county and state codes and must accept the responsibility and liability for third party contractors.