

PANTHER TRACE II

HOMEOWNERS' ASSOCIATION, INC.

Architectural Design Guidelines

Adopted October 23, 2018

Revised 01.14.2020; 10.28.2020

As Panther Trace Phase II HOA is a deed restricted community, any/all exterior alterations/additions to the property, must have the prior approval of the Architectural Control Committee before commencement. Alteration applications must be submitted for any/all exterior modifications, including but not limited to the following:

 Pools, screen porches/enclosures, fencing, landscaping changes, exterior painting, hurricane shutters, satellite dishes, swing sets, play equipment, trampolines, basketball goals, etc.

The following are the Association approved architectural design guidelines:

Note 1: Any construction that traverses the Community Development District (CDD) property must have written approval from the CDD prior to the start of the project. Residents will submit, in writing, with a photo attached, as to where the project will traverse the CDD property. Approval by the CDD will be attached to the HOA Alteration Application.

Note 2: Residents located in the Worthington Community of Panther Trace II must also adhere to the Architectural Design Guidelines and Covenants specific to Worthington Community Association, Inc. and must apply for prior approval on exterior alterations through the Worthington ARC directly.

Note 3: Residents located in the Cambray Villas Community of Panther Trace II must also adhere to the Architectural Design Guidelines and Covenants specific to Panther Trace Villas Association, Inc., but must apply for prior approval on exterior alterations through the Panther Trace Phase II ARC. Please refer to Appendix A for the more restrictive provisions that apply to Panther Trace (Cambray) Villas, which override any conflicting information contained herein:

Fences:

1. A copy of your lot survey must be submitted which indicates the placement of the fence.
2. The acceptable materials are wood and PVC vinyl. Approved fence types are board on board and shadowbox. Rear fences on conservation lots or lots with water views may have vinyl coated black chain link fences.
3. The maximum fence height is 6 feet with the exception of conservation lots or lots with water views. For conservation lots and/or lots with water views, please be advised that all fences must transition from 6 feet to 4 feet beginning at the rear

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corners of the house.

4. Fence posts must be installed as close as possible to the property line without encroaching any neighboring property. Residents are responsible for weed control on both sides of their fence. Due to liability issues the CDD landscaping contractor will only cut to within 6 inches of the fence and therefore will not be liable for any damage done to residential fences. Effective November 1, 2018, all requests for the architectural approval of a fence that butts up against CDD property must have a gate that will allow the homeowner access to the outside of the fence to perform weed control.
5. Fences must adjoin any existing fences; no double fencing is permitted.
6. On interior lots, fences shall be set back to a minimum of 10 feet from the front facing corners of the house. On corner lots, fences shall be set back a minimum of 15 feet from the front corners of the house and 10 feet in from the top of the sidewalk on the street side so as not to obstruct visibility.
7. Fence finials are permitted with approval.
8. Fences must be installed with the good side facing out, if applicable. All fence posts and stringers must face into the lot.
9. No lattice is permitted.
10. The owner is responsible for compliance with all county codes.

Exterior Painting: Colors must be selected from the approved color palette and submitted via alteration application for prior approval by the ARC.

Screen Enclosures:

1. Screen enclosure frames may be white or bronze.
2. Aluminum pan roofs and insulated roofs are permitted.
3. Front screen enclosures are permitted with approval.
4. Screen doors are permitted with approval.

Swimming Pools: Any swimming pool to be constructed upon any home site shall be subject to review by the ARC. The design must incorporate, at a minimum, the following:

1. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
2. Pool cages are required for all pools.
3. Pool cages and screens must be of a color and material approved by the ARC.
4. Pool screening shall not be placed within 3 feet from the side yard boundary.
5. Pools shall be in-ground only.

Sun Rooms: Sun rooms (glass/aluminum enclosures) are not permitted in the community.

Storage Sheds: Storage sheds are not permitted in the community.

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Temporary Structures: No structure of a temporary character, including but not limited to, trailers, tents, shacks, barns, sheds, pergolas, outbuildings, etc. are permitted to be installed in the community at any time, other than screen enclosures, cabanas and gazebos appurtenant to a swimming pool as approved by the ARC. Tents or other temporary structures are allowed for use during occasional social functions.

Game and Play Structures: All fixed game and play structures, including but not limited to trampolines, gym sets, climbing frames, etc., are subject to approval by the ARC and shall be located at the rear of the building not visible from the street, or on the inside portion of the corner home sites within setback lines. Tree houses or platforms of a like, kind or nature, shall not be permitted and shall not be installed or otherwise placed on a lot. Playground equipment shall not be permitted unless approved by the ARC. Portable recreation equipment shall be permitted under the terms and conditions in the Declaration and the Architectural Design Standards.

Basketball Goals:

1. Permanent basketball hoops, backboards, etc. are NOT permitted to be installed, erected, mounted or attached on any portion of the lot or the dwelling.
2. Portable basketball hoops may be used and stored in the rear yard or a lot only, provided they are not viewable from the street.
3. Portable basketball hoops may be relocated in front of the dwelling at the upper portion of the driveway (no more than halfway from the garage door down to the public sidewalk) only while in use.
4. Portable basketball goals are not permitted to be placed on a public sidewalk or in any manner wherein use of said basketball goal would interfere with pedestrian traffic.
5. Portable basketball goals are not permitted to be placed on or near the street or in any manner wherein use of said basketball goal would interfere with vehicular traffic.
6. Usage of all portable basketball goals must be concluded daily by no later than 9:00pm.
7. Professional counter weights MUST be used at all times on portable basketball goals. Materials such as, but not limited to, bricks, sandbags, mulch bags, concrete blocks, vehicle tires/rims, etc. cannot be used as counter weights for portable basketball goals.
8. Portable basketball goals must be stored inside the garage or otherwise sufficiently secured during any period in which a severe weather warning has been issued for the local area in conjunction with a named tropical storm or hurricane.
9. Portable basketball goals must be maintained in good condition and repair, both aesthetically and functionally.

Mailboxes:

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The current mailboxes are supplied by Creative Mailbox & Sign Designs and are standardized throughout the community. Mailboxes must remain standard and be kept in good condition and proper working order. Please refer to the options below for repairs replacement as needed.

1. You can keep your current mailbox and obtain repairs and replacements through Creative Mailbox & Sign Designs (813) 818-7100.
2. Alternative replacement option for damaged mailboxes:
 - a. Post: Standard white metal (steel or aluminum) or polymer (no wood).
 - b. Classic white metal mailbox (horseshoe shape) with red flag.



Example:

- c. The bottom of the mailbox platform must sit 39 inches above the ground.
- d. Mailbox post should be planted 2 to 2.5 feet in from the curb.

Architectural Guidelines for Installation of Satellite Dishes

Property owners may install satellite dishes as outlined below, provided they have received prior written approval from the Association.

Antenna Size & Type:

1. Only Direct Broadcast Satellite (DBS) Dishes or Multipoint Distribution Systems (MDS) that are one meter (39") or less in diameter may be installed. Antennas/satellite dishes larger than one meter are prohibited.
2. Installation of transmission-only antennas are prohibited unless approved by the Board.
3. All antennas/satellite dishes not covered by the FCC are prohibited.

Installation Location Options:

1. No satellite dishes may be installed on the front of the building structure.
2. No satellite dishes may be installed any closer to the front of the building structure than twenty feet (20').

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3. Satellite dishes may be installed on the side wall of the upper-most floor at the back of the structure, but no closer to the front of the building structure than twenty feet (20').

Note: Satellite dishes shall be installed and secured in a manner that complies with all applicable city and state laws and regulations and manufacturer's instructions.

Installation Restrictions:

1. Satellite dishes shall be installed solely on individually-owned property.
2. Satellite dishes shall not encroach on common areas or any other owner's property.
3. Satellite dishes shall be located in a place shielded from view (not to be offensive) from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received.
4. Satellite dishes shall be installed no higher than is absolutely necessary for reception of an acceptable-quality signal.
5. All installations shall be completed so that they do not damage the common areas of the Association or the lot of any other resident, or void any warranties of the Association or other owners, or in any way impair the integrity of buildings on common areas or lots.
6. Property owners are responsible for all costs associated with the satellite dish, including but not limited to those costs required to:
 - a. Place (or replace), repair, maintain, move or remove satellite dishes;
 - b. Repair damage(s) to the common property, other lots, or any other property damaged by satellite dish installation, maintenance or use.
7. Satellite dishes must be secured so that they do not jeopardize the soundness or safety of any other owner's structure or the safety of any person, including damage from wind velocity.

Camouflaging:

1. Satellite dish cables should enter the unit directly behind the dish if at all possible, so the dish is shielding the cables.
2. If satellite dish cables cannot enter the unit directly behind the dish, they must enter the unit as immediately as possible to shield the cables from view.
3. Any exposed portion of the satellite dish cables should be camouflaged so as not to be visible on the exterior of the structure.

Satellite Dish/Unit Maintenance:

1. Property owners shall not permit their satellite dishes to fall into disrepair or become safety hazards.
2. Property owners shall be responsible for all satellite dishes maintenance and repair.

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NOTE: This document, along with all architectural design standards, guidelines, rules, etc. contained herein, fully supersede and replace any/all unrecorded documents of a similar nature, kind, type, etc. that may have existed or been referenced prior to the adoption of this document as of the date indicated above.

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Appendix A

Panther Trace (Cambray) Villas Association, Inc. Architectural Guidelines & Restrictions

The following more restrictive provisions apply to the Panther Trace (Cambray) Villas Association and override any conflicting information show above.

1. Fencing, landscaping changes, swing sets, trampolines and basketball goals are not permitted.
2. Screen enclosure frames must be white only (no bronze).
3. Front screen enclosures are not permitted.
4. Storm door standards specific to Cambray Villas are shown below.
5. Mailboxes: The current mailboxes are supplied by Creative Mailbox & Sign Designs at (813) 818-7100 ext. 373. Please refer to the options below for repairs/replacement as needed:
 - a. 4" x 4" PVC Post (Grey)
 - b. 4" x 4" PVC Arm (Grey)
 - c. Top Island Cap (White)
 - d. Decorative Bracket (DB-37 in White)
 - e. Solar mailbox (White) with red flag

Please refer to page 3 regarding maintenance and installation instructions.

6. Exterior Paint Colors Schemes:
 - a. Scheme 1:
 - i. Exterior Body: China Doll SW 7517
 - ii. Trim: Pure White SW 7005
 - iii. Door: Rockwood Red SW 2802
 - b. Scheme 2:
 - i. Exterior Body: Aged White SW 9180
 - ii. Trim: Jogging Path SW 7638
 - iii. Door: Calfield Green SW 8106

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Appendix A (continued)

Panther Trace (Cambray) Villas Association, Inc. Architectural Guidelines & Restrictions

Cambray Villas Storm Door Design Guidelines

Adopted September 6, 2012

The Panther Trace Villas Board of Directors has adopted the following Design Guidelines governing storm doors. Storm doors in Cambray Villas will only be approved according to the following specifications:

1. Larson Storm Doors Tradewinds Model
 - a. Fullview, Midview, Highview, and Decorative Glass allowed
 - b. Any color of handles allowed to match door hardware
 - c. White aluminum frame design
2. Homeowner is solely responsible for maintenance and upkeep of storm door.
3. Prior approval is required via an Alteration Application through Panther Trace Phase II. The Alteration Application is available on the Villas website at www.cambrayvillashoa.com. Homeowners will not have to pay the \$25 application fee for these requests.
4. Storm doors are typically available at Lowe's on Gibsonton Drive in Riverview, FL.

Fullview



Midview



Highview



Decorative Glass



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Panther Trace (Cambray) Villas Association, Inc. Architectural Guidelines & Restrictions

Hurricane Shutter Design Guidelines

Adopted April 18, 2018

The Panther Trace Villas Board of Directors has adopted the following Design Guidelines governing hurricane shutters. An alteration application is required. Hurricane shutters in Cambray Villas will only be approved according to the following specifications:

Windows and entry doors on the front and sides of villas may utilize hurricane shutters that attach to the building with recessed anchors and bolts. When shutters are not in use (refer to Declaration of Covenants, Section 35 - below), flush-mounted bolt heads on the exterior walls should be the only exposed materials. Permanent brackets or studs extending out from the walls are prohibited. Hurricane shutters may consist of fabric, panels, or plywood attached to the building with recessed anchors and bolts.

Recessed anchors and bolts may be mounted on doors and windows on the back side of the villas (lanai/patio). Permanently installed roll-down hurricane shutters may be installed on the front, sides or back of the villas; the color must be white or beige. Permanently installed accordion style hurricane shutters may be installed on the back-side of the villas only and may not be installed on the sides or fronts of the villas; the color must be white or beige.

All hurricane shutters must be installed to meet Miami/Dade FBC code, and a Hillsborough County hurricane shutter building permit must be obtained before installation.

Declaration of Covenants, Conditions and Restrictions of Panther Trace Villas, recorded 12/20/2005

Section 35. Hurricane Shutters.

Any hurricane shutters or other protective devices visible from outside a home shall be of a type as approved in writing by the Architectural Review Committee. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season. Any such approved hurricane shutters may be installed or utilized up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event.

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Panther Trace (Cambray) Villas Association, Inc. Architectural Guidelines & Restrictions

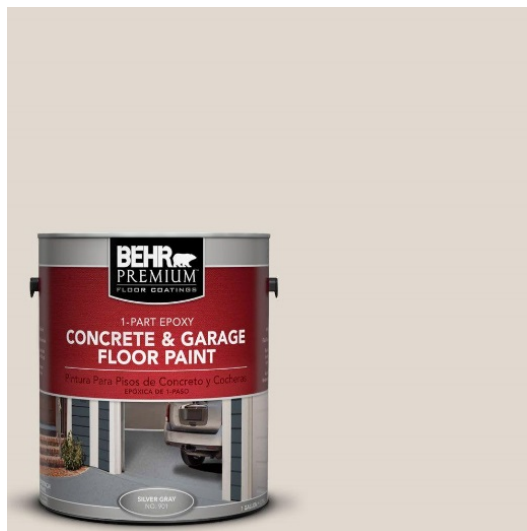
Concrete Surface Stain

Adopted October 12, 2016

The Panther Trace Villas Board of Directors has adopted the following Design Guidelines governing Concrete Surface Stain. An alteration application is required. Concrete Surface Stain in Cambray Villas will only be approved according to the following specifications:

The Panther Trace Villas Board of Directors has adopted the following guideline governing the staining of concrete surfaces, i.e. driveways and entry walkways. Sidewalks may NEVER be stained. Only staining, never painting, is permitted. Concrete staining in Cambray Villas will only be approved according to the following specifications:

- Behr 1-Part Epoxy Satin Finish (Product series No. 900)
 1. Color: White Cloud PFC-72
- Homeowner is solely responsible for maintenance and upkeep of stained surfaces.
- ~~Prior approval is required via Alteration Application through Panther Trace Phase II.~~
- Behr 1-Part Epoxy Satin Finish (Product series No. 900) is typically available at Home Depot.



Color: White Cloud PFC-72

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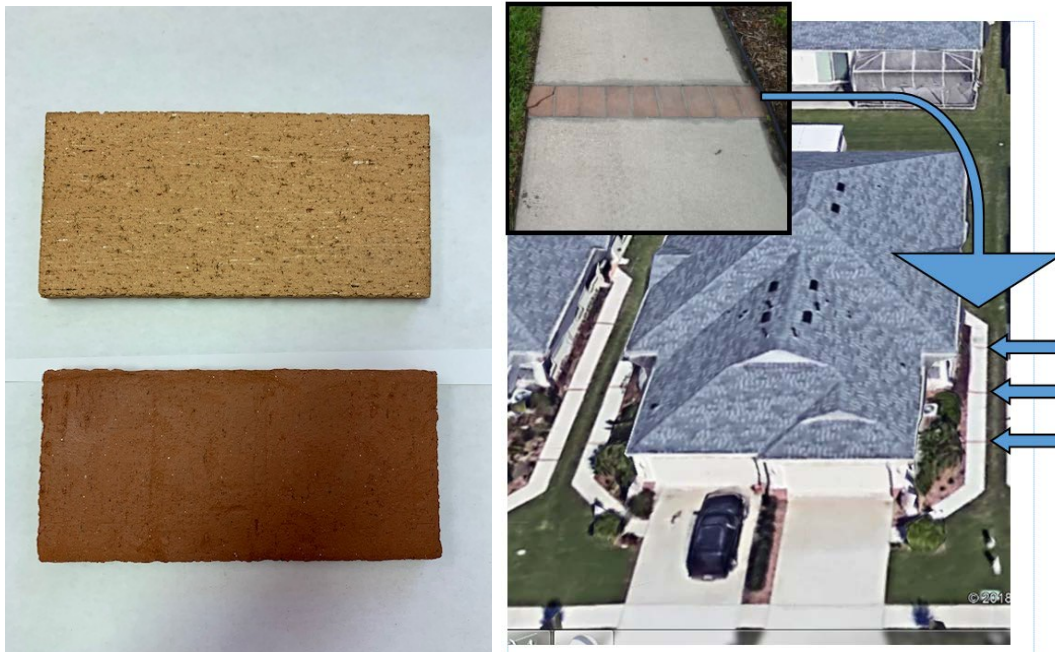
Walkway Bricks

Adopted July 17, 2019; Revised May 20, 2020

The Panther Trace Villas Board of Directors has adopted the following Design Guidelines governing walkway bricks. An alteration application is required. Walkway bricks in Cambray Villas will only be approved according to the following specifications:

A photo of the proposed brick is required to be submitted with the alteration application. Bricks must be a similar color to the bricks (shown below).

Owners are responsible for replacing walkway bricks.



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Panther Trace (Cambray) Villas Association, Inc. Architectural Guidelines & Restrictions

Front Garden Area Palm Tree Standards

Adopted July 15, 2020

The Panther Trace Villas Board of Directors has adopted the following Design Guidelines governing front garden area palm trees. An alteration application is required. Front garden area palm trees in Cambray Villas will only be approved according to the following specifications:

Robellini Palm – 30 gallon – approximately 4' – 5' overall height

Christmas Palm – 30 gallon – approximately 6' – 8' overall height

Owners must engage the current Cambray Villas landscaper for purchase and installation of the palm tree. Palm trees may only be planted in front garden area, which is defined as the area between the sidewalk to the residence and the residence itself. Owners must ensure that the current Cambray Villas landscaper also mitigates irrigation at the owner's expense during the removal/installation process. Owners are responsible for paying the current Cambray Villas landscaper directly for the work to be performed.

Robellini Palm



Christmas Palm



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Panther Trace (Cambray) Villas Association, Inc. Architectural Guidelines & Restrictions

Pavers around Lanai Perimeter

Adopted July 15, 2020

The Panther Trace Villas Board of Directors has adopted the following Design Guidelines governing pavers around lanai perimeter (to create a protective barrier between weed wackers and lanai screen). An alteration application is required. Pavers around lanai perimeter in Cambray Villas will only be approved according to the following specifications:

Only one row of pavers is permitted around the perimeter of the lanai. Length of the brick must be placed parallel to the lanai perimeter. Owners may engage the vendor of their choice to install the pavers. Owners must also engage the current Cambray Villas landscaper to identify irrigation heads and mitigate irrigation at owner's expense during the installation process.

A photo of the proposed brick is required to be submitted with the alteration application. Bricks must be a similar color to the bricks shown below.

