

Timber Pines Community Association, Inc

Rules and Regulations

For use by Members/Residents, Renters and Guests

Effective date: November 6, 2023

Revised: June 6, 2024

TIMBER PINES COMMUNITY ASSOCIATION RULES AND REGULATIONS HANDBOOK

TABLE OF CONTENTS

I	INTRODUCTION.....	1.1
II	ENFORCEMENT OF RULES AND REGULATIONS.....	2.1
III	CODE OF CONDUCT.....	3.1
IV	DRESS CODE.....	4.1
V	USE OF MAILBOX TUBES.....	5.1
VI	PET CONTROL.....	6.1
VII	PROTECTION OF COMMUNITY PROPERTY.....	7.1
VIII	TPCA CAMPAIGNING.....	8.1
IX	UNLAWFUL HARASSMENT OF EMPLOYEES.....	9.1
X	VEHICLE CONTROL AND PARKING.....	10.1
XI	RECREATIONAL FACILITIES.....	11.1
	A. GOLF.....	11.1
	B. FITNESS CENTER.....	11.3
	C. PAW PARK.....	11.3
	D. SWIMMING POOLS AND SPAS.....	11.5
	E. WOODSHOP.....	11.6
	F. TENNIS.....	11.7
	G. PICKLEBALL.....	11.7
	H. BOCCE AND SHUFFLEBOARD.....	11.8
	I. TABLE TENNIS.....	11.8
	J. BILLIARDS ROOM.....	11.8
	K. HORSESHOES.....	11.8
XII	ARCHITECTURAL REVIEW.....	12.1

I. INTRODUCTION

When Owners choose to purchase property or Residents choose to live in Timber Pines, they accept responsibilities to promote harmony and to protect property values. They accept the requirements for living in a deed-restricted community, including acting in accordance with the governing documents of Timber Pines Community Association (TPCA) and abiding by the restrictions, rules, and regulations, even though these documents and the law governing homeowners' associations place limits on the Owners. These rules and regulations protect the rights of all Owners, Residents, Renters, Guests and the employees of the corporation.

All Rules and Regulations have been approved by the Board of Directors (BOD). All persons, Members/Residents, their Guests and Invitees using TPCA community facilities including the land, roads, buildings, amenities and equipment are responsible for understanding and following the governing documents and the Florida Statutes governing TPCA. The Members are responsible for the actions of person(s) who reside in their household, renters, guests and invitees.

All recreational facilities shall be used at the sole risk and responsibility of the user and the user shall hold TPCA harmless from damage or claims arising from their use of any TPCA facility or amenity and which result from their entry upon Timber Pines property.

Any forms mentioned herein may be obtained either at the Lodge front desk or on the TPCA website.

II. ENFORCEMENT OF RULES AND REGULATIONS

Enforcement Officers

The following persons are Enforcement Officers, whose directions must be followed, and said persons have the authority to enforce all rules and regulations, issue citations, and remove individuals from TPCA Facilities for just cause:

1. General Manager
2. TPCA Department Managers
3. Golf Course Rangers and Starters
4. Golf Center Personnel
5. All Member Services Employees
6. Country Club Managers
7. Fitness Center Instructor
8. All Security Officers

Architectural Review Committee Members are enforcement officers whose authority is limited to the powers vested by the governing documents of TPCA and Florida Statutes, as may be applicable.

Request for Action – Report of Incident

1. A Member/Resident who witnesses a violation of a rule by any Member/Resident, Renter, Guest or other person may complete a Request for Action – Report of Incident form.
2. The Request for Action – Report of Incident form is submitted to Administration where the complaint is documented, including any witness statements and/or other corroborating evidence.

Citations, Fines and/or Suspensions

Receipt of a citation issued by local, state or federal law enforcement within the boundaries of Timber Pines shall not serve as a prohibition on TPCA BOD levying further sanctions as they deem appropriate.

1. All citations issued by TPCA Enforcement Officers shall be submitted to the General Manager for review and approval of validity of the citation.
2. All fines and/or suspensions issued to Members/Residents, Renters and/or Guests have been approved by the Board of Directors.

3. A 14-day notice of the hearing before the Fine Committee will be sent to the Owner at the designated mailing address on file with TPCA, and if applicable, any occupant, licensee, or invitee of the Owner, being fined.
4. The Fine Committee, established under the guidelines of Florida Statute 720.305, will hear all violations that have been approved by the BOD. The role of the Fine Committee is limited to determining whether to confirm or reject the fine and/or suspension levied by the BOD.

Explanation of Penalty

1. The fine for all violations of TPCA Rules and Regulations or Master Documents will be \$100. Curable violations will receive a fine of \$100 per day to a maximum total of \$1,000 if not cured.
2. The Board of Directors may also suspend privileges in addition to levying fines.
3. Suspension of privileges are at the discretion of the Board of Directors for repeat offenses.

III. CODE OF CONDUCT

1. When requested by an Enforcement Officer, a Member/Resident must provide his or her name and TPCA account number and personal identification such as driver's license or other suitable means of identification.
2. Unaccompanied Guests, when requested by an Enforcement Officer, must provide information as to the host Member/Resident. Refusal will result in the individuals being treated as trespassers.
3. Failure to follow the instructions of an Enforcement Officer will result in a citation.
4. Abusive, offensive, or threatening language or actions, as determined by the BOD, will include, but not be limited to profanity, obscenity, and vulgar comments. Negative statements of ethnicity, sexual orientation or religion are prohibited. Engaging in physical confrontations is prohibited on Community Property.

Fine and Eight Weeks Loss of Privileges

5. Displays containing any political statements, memes, slogans, flags or exhibits are prohibited on private or Community Property. Exception: approved political club events. This exception does not negate Rule #4 above.
6. Political decals/signs affixed to golf carts are prohibited. Exception: Timber Pines Political Club name decals are permitted.
7. Members/Residents do not have the authority to act for TPCA by virtue of being Members/Residents. No such authority shall be exercised by Members/Residents without the prior written consent of the Board of Directors.
8. No person shall commit acts of vandalism, theft, or shall they cause damage to or destroy TPCA property or the property of another.
9. A Member/Resident shall not use another Member's/Resident's account number.
10. No BB guns, air guns, bows and arrows, slingshots, or any other projectile-firing device may be discharged in Timber Pines.
11. Smoking and vaping are prohibited in any Community Building in accordance with the Florida Clean Air Act.
12. There shall be no solicitation of Members/Residents by any person or organization within Timber Pines unless specifically authorized by the Board of Directors.

13. No Member/Resident may use the name “Timber Pines” or any variation thereof including acronyms for any commercial, private, public or other purpose unless approved by the Timber Pines Board of Directors in writing in advance of any such use.

Fine and Eight Weeks Loss of Privileges

14. There shall be no garage, yard or estate sale on private property except for the TPCA sponsored community-wide garage sale as approved by the Board of Directors. Members/Residents may, however, advertise personal property for sale and follow the approved procedures for admitting prospective buyers through the gate. Personal property being offered for sale may never be displayed where it would be visible from outside the residence. “For Sale” signs, however, are permitted to be displayed on automobiles and golf carts only on the Member’s/Resident’s driveway. This section does not permit the operation of any business engaging in the sale of automobiles or golf carts and is intended only for Owners to sell their personal automobiles and golf carts without the operation of any sustained enterprise, no matter how short the period of the time.
15. Members/Residents shall not engage or direct TPCA employees in any private business or matter. Members/Residents shall not use or attempt to use any TPCA employee for the benefit of the Member/Resident.
16. Members/Residents shall not direct, supervise or, in any way, attempt to assert control over a TPCA employee. Members/Residents shall not interfere with or attempt to prevent, a TPCA employee from performing their work duties.

Fine and Eight Weeks Loss of Privileges

17. Members/Residents are not permitted to offer TPCA employees any gift or favor valued at more than twenty-five dollars (\$25) in value. Employees in the Food and Beverage operation are permitted gratuities for services performed. Exception: TPCA Holiday Fund.
18. Under no circumstances shall Members/Residents offer alcoholic beverages to TPCA employees.
19. Residential trash, waste and debris may not be deposited on Community Property or in waste containers which are Community Property receptacles.

IV. DRESS CODE

1. The minimum dress code in Timber Pines when on Community Property for Members/Residents and Guests is a shirt, mid-thigh shorts, skirts, dresses and footwear. Men's shirts must have sleeves. Women's shirts may be sleeveless. No bare midriffs are permitted. Clothes in disrepair are not permitted. Men must remove their hats, caps or visors when inside Community Facilities. Exception: men may wear hats, caps or visors when inside the Pines Pub any time.
2. It is prohibited for clothing or accessories to display the following:
 - a. Profanity, obscene, vulgar or lewd pictures and/or slogans.
 - b. Derogatory or demeaning statements, memes and graphics.
 - c. Negative statements of ethnicity, sexual orientation or religion.
 - d. Other obnoxious or offensive material as determined by the Board of Directors.
3. Men must wear a collared shirt, including Henley or turtleneck types, when attending TPCA meetings or scheduled events at the PAC, RAC, Lodge, and the Education Room in the Wellness Center. Sleeved shirts without collars are permitted at all other times.
4. Country Club: Men must wear collared shirts at all times. Blue jeans, overalls and cut-off shorts are not permitted after 4:00 p.m. or any time on special event days such as Thanksgiving or Mothers' Day. Shorts, if worn, must be mid-thigh or longer.
5. Social functions, approved political events, special events, or parties held in any Community Facility may have its own designated dress code as denoted in the event announcement.
6. When outside the pool facilities, men must wear a shirt, robe or jacket with their swimsuit, women must wear a cover up over their swimsuits, and all Members/Residents and Guests must wear footwear. Swimwear is not permitted inside Community Facilities.
7. Public nudity is strictly prohibited within Timber Pines.
8. When a Member/Resident is participating in an exercise program or class, they should wear appropriate attire. (See "Recreational Facilities" for additional dress code information.)

V. USE OF MAILBOX TUBES

1. The mailbox tubes are for the distribution of TPCA business or village information such as newsletters, social events, and events of interest by authorized Clubs, etc. Any other information must be authorized by the Board of Directors or General Manager. Members/Residents may appeal a decision by the General Manager to the Board of Directors. Any use of these tubes for commercial purposes, including the solicitation of business, is prohibited and shall be deemed a trespass on Community Property.
2. The unauthorized removal of anything from resident mail tubes is prohibited.

VI. PET CONTROL

Please see "Recreational Facilities," (C) PAW Park for additional pet rules.

All Members/Residents are responsible for their pets on and off their property.

1. All pets must be licensed and shall have a current rabies vaccination pursuant to Hernando County ordinance, including but not limited to all dogs and cats. Dogs who live in Hernando County for more than sixty (60) days are required to be licensed with the County. All dogs and cats owned by Members/Residents must also be registered with TPCA Administration and shall further be required to comply with all provisions of Hernando County's ordinances governing pets and animal control.
2. All pets must be on a leash and under control when off the pet owner's property. No pets shall be permitted to create a nuisance, nor to threaten, harass or annoy any Member/Resident (even when pet is on pet owner's property).

A citation for a first offense involving injury to any other animal or any person, even when the pet is on the pet owner's property, shall result in a **mandatory addition of Eight Weeks Loss of Privileges.**

3. Pets must be walked on the paved road surface in each residential village. They shall not be walked on grassy areas or median strips within each village.
4. Pets are not permitted to run or walk alongside, behind, or in front of golf carts, bicycles or any motorized or non-motorized vehicle while on community property. Exceptions: Pets are permitted to be walked on sidewalks, in a safe manner, alongside mobility scooters or motorized and non-motorized wheelchairs. Additionally, a Member/Resident is permitted to use a motorized scooter or motorized wheelchair on a roadway from their residence to gain direct access to the sidewalk system for the purpose of walking their dog.
5. When walking pets on sidewalks, Members/Residents and their Guests shall be responsible for making sure that pets shall relieve themselves only on the grassy areas between the sidewalk and paved road surface of Timber Pines Blvd., Grand Club Drive, Timber Point Blvd, Timber Pines Drive, and Forest Road. Golf carts may temporarily park on the grassy areas while walking pets.
6. Pets are prohibited, leashed or unleashed, on all Community Property other than the areas designated in #5 above. Only Service Animals are permitted in Community Facilities.
7. Any feces deposited by a pet on Community Property must be removed by the Member/Resident or Guest present with such pet and no feces may be disposed of in any Community Property receptacles or otherwise on Community Property.

VII. PROTECTION OF COMMUNITY PROPERTY

1. No vehicles, boats, trailers, RV's, Portable On Demand Storage Units (PODS), freight containers, cargo trailers, dumpsters or other portable storage units, etc. shall be parked or left on Community Property except as specifically authorized by TPCA.
2. Community Property shall not be obstructed, littered, defaced, or misused in any manner.
3. Community Property must not be removed from any Community Facility for personal use.
4. In addition to a fine and/or suspension, any Member/Resident responsible for damaging any Community Property must reimburse TPCA for all costs associated with the repair or replacement of such property as well as reimbursement for lost TPCA revenue. Members/Residents are also responsible for any damages caused by their Guests.
5. Records of TPCA shall not be marked up, mutilated, or otherwise damaged. In addition to the penalty, all costs of document repair or replacement shall be invoiced to the Member/Resident involved.
6. Any list of Members/Residents shall not be sold, utilized for any commercial purpose or given to any outside agency, organization or individual for any reason, whether personal, commercial or otherwise.
7. It is prohibited to feed any wildlife (e.g., squirrels, waterfowl or turtles). Bird feeders which are elevated in some fashion are permitted.
8. No person shall disturb, hunt, fish, or trap any wildlife occupying Community Property.

VIII. TPCA CAMPAIGNING

Campaign policies and guidelines have been established and are subject to periodic review by the Board of Directors to ensure equal opportunity for all candidates to campaign enthusiastically, while respecting the privacy and comfort of our members.

Candidates and their supporters are responsible for following all campaign and election policies. Any violation by either a candidate or their supporters may be reported in writing by submitting a Request for Action – Report of Incident form to TPCA Administration. The completed form shall be referred to the Election Committee for its review. Recommendation of the Election Committee regarding any corrective action will be forwarded to the Board of Directors. The Election Committee or TPCA Administration can also initiate a complaint for a violation of any campaign rule.

Campaigning is not permitted at Board of Director Meetings or Workshops. This includes announcements by individuals that they intend to seek election to the Board of Directors.

Campaigning for Timber Pines BOD Candidates

1. Campaigning by a candidate for a position on the Board of Directors of Timber Pines and/or their supporters shall not commence until after the Candidate Orientation Meeting. Campaigning includes, but is not limited to: announcing the intention of a potential candidacy; dispensing campaign materials; or making statements regarding their campaign agenda in common areas prior to the Candidate Orientation Meeting.
2. Candidates may distribute approved campaign flyers to each residential unit. The flyers shall consist of one sheet of paper 8 ½ by 11 inches, printed on one or two sides, detailing the qualifications, position on issues, and the reasons for serving on the BOD. Campaign materials that carry statements and/or endorsements from Members of Timber Pines cannot make reference to that Member being a past or present BOD member, an Advisory Committee member, or affiliation as a Village Representative. Campaign flyers must be submitted to Administration for approval prior to distribution. Candidate campaign flyers may be rolled or folded to allow insertion in screen door handles or mailbox tubes. Campaign material may not be placed in mailboxes.
3. Candidates whose flyers are found littering any area of Timber Pines shall be responsible for removing the litter within two (2) hours after notification by the General Manager. Any candidate failing to comply with this shall be charged for removal costs incurred by TPCA personnel.

4. The “sign” prohibition within Timber Pines remains in force during campaigning with these exceptions:
 - a. Signs for candidates (up to 18” x 24”) may be displayed on vehicles. Vehicles may be parked at the candidate’s residence or at a supporter’s residence (not on the grass). No long-standing stationing in parking lots or at TPCA buildings is permitted.
Exception: Driving a vehicle with signs to a “function” and parking while in attendance is permitted.
 - b. Signs may be placed inside members’ windows or lanai screens, but not on the exterior of the house.
5. There can be no campaigning in the Country Club, PAC, RAC, Lodge (except as stated in paragraph #6 below), Wellness Center and on or in community amenities, etc. All candidates may courteously and passively distribute flyers outside TPCA buildings, except as noted in #6 below. Candidates may speak at club and village events or classes, but this is permissible only by invitation by the club/village president, the village rep, or the class instructor.
6. Regulations for distribution of campaign literature at the Lodge:
 - a. Requests for a card table and chairs must be made at the Lodge front desk.
 - b. On Mondays and Wednesdays from 10:00 a.m. to 12:00 p.m., volunteers at the table are limited to two (2) people, one of which may be the candidate.
 - c. The volunteers manning the table must not interfere with activities going on at the Lodge and all campaign-related activities must be conducted in close proximity to the candidate’s table.
 - d. Campaign literature may be placed on the card tables without volunteers present on Mondays and Wednesdays but must be removed by 12:00 p.m. on that day.
 - e. Volunteers are responsible for keeping the area clean and orderly.
7. Fundraising activities in common areas/buildings to support campaign funding are prohibited.

Campaigning for Write-In Candidates

1. A person who is campaigning as a Write-in Candidate has the same duties and obligations as any other Candidate. They are to be familiar with the rules set forth in this chapter of the *TPCA Rules and Regulations*.
2. Write-In Candidates:
 - a. Shall NOT participate in the Candidate Orientation Meeting.
 - b. Shall NOT participate in any way at Candidates' Night.
 - c. Shall NOT have their flyers included in the Annual Meeting Packet.

IX. UNLAWFUL HARASSMENT OF EMPLOYEES BY MEMBERS/RESIDENTS OR GUESTS

Timber Pines is committed to providing a work environment that is free from all forms of unlawful discrimination and conduct that can be considered harassing, coercive, or disruptive. Any harassment (including sexual) and/or actions, words, jokes, comments or otherwise based upon individual's sex, race, color, national origin, age, religion, disability, sexual orientation, or any other legally protected characteristic, will not be tolerated.

Sexual harassment is defined as unwelcomed sexual advances, or visual, verbal, or physical conduct of a sexual nature. This definition includes many forms of offensive behavior and includes gender-based harassment of a person of the same sex as the harasser.

The following is a partial list of sexual and other unlawful harassment examples:

1. Unwelcomed sexual advances or propositions, verbal or physical
2. Making or threatening reprisals after a negative response to sexual advances
3. Visual conduct that includes leering, making sexual gestures, or displaying of sexually suggestive objects or pictures, cartoons or posters
4. Verbal conduct that includes making or using derogatory comments, epithets, slurs, or jokes
5. Verbal abuse of a sexual nature, graphic verbal commentaries about an individual's body, sexually degrading words used to describe an individual, or suggestive or obscene letters, notes, or invitations.
6. Physical conduct that includes touching, assaulting, or impeding or blocking movements
7. Causing physical injury to another person
8. Making threatening remarks
9. Aggressive or hostile behavior that creates a reasonable fear of injury to another person or subjects another individual to emotional distress.

Harassment is serious. Individuals should be aware that sexual and other unlawful harassment may subject them to sanctions in criminal and/or civil proceedings.

The Board of Directors will determine the proper course of action regarding sanctions (e.g., suspension, trespass, or such other action) as is necessary to protect the employees of TPCA.

X. VEHICLE CONTROL AND PARKING

All vehicles operated within the community shall be driven as if Florida Statutes Title XXXIII, Motor Vehicles, Chapter 316-324 fully apply to the roads within Timber Pines. The Board of Directors may promulgate additional rules and regulations governing the operation of vehicles in Timber Pines.

1. The speed limit for all vehicles within Timber Pines is **twenty-five (25) miles per hour** on Timber Pines Blvd., Grand Club Drive (North and South), and Timber Point Blvd. All other streets shall have a speed limit of **twenty (20) miles per hour** except those Villages which have a posted lower speed limit. Where golf cart paths cross roadways, the limit is twenty (20) miles per hour. Violations of excessive speed shall be determined by the enforcement officer's use of calibrated radar or Lidar (laser radar).

The first citation received for a violation of this regulation will also carry a **mandatory additional loss of vehicle barcode entry for two (2) weeks.**

2. Any person operating a vehicle on Community Property shall drive the vehicle in a careful and prudent manner, having regard for the width, grade, curves, corners, traffic, weather conditions and all other attendant circumstances so as not to endanger the life, limb or property of any person.

A first offense involving personal injury or property damage shall result in the **mandatory addition of Eight Weeks Loss of Privileges.**

3. All persons involved in a vehicle accident with any property damage or personal injury within Timber Pines must report the accident immediately to TPCA Security.
4. Motor vehicles shall NOT pass automobiles, trucks, RVs, motorcycles or SUVs at any time.
5. Passing of any vehicle is prohibited where "No Passing" signs are posted or where double yellow lines stripe the middle of the road.

EXCEPTION: A motor vehicle traveling where "No Passing" signs are posted or where double yellow lines stripe the middle of the road may drive to the left of center of the roadway to overtake and pass a bicycle or tricycle at a safe distance of 3 feet or more when it is safe to do so.

6. All vehicles, including golf carts, shall comply with all posted signs: "Entrance," "Exit," "One Way," "Do Not Enter," "Stop" and all community speed and directional signage.

The first citation received for a violation of this regulation will also carry a **mandatory additional loss of vehicle barcode entry for two (2) weeks.**

7. Members'/Residents' motor vehicles must be registered with Administration whether owned, rented or leased within 72 hours of first entry into Timber Pines.
8. Vehicles shall not obstruct sidewalks, driveways, dumpsters, fire hydrants, or other Community Property.
9. Any person operating a golf cart on Community Property must be at least sixteen (16) years of age. Teens who are sixteen (16) or seventeen (17) years of age are allowed to drive alone if they have a valid driver's license, or they must have an adult present in the golf cart.
10. No occupants of a golf cart shall stand at any time while the golf cart is in motion. No occupants shall ride in the golf bag storage area.
11. No golf carts or other motorized vehicles shall be used on the pedestrian sidewalks or designated Fitness Trail. Golf carts are to be driven only on golf cart paths and streets. Golf carts must be operated with caution and must yield to foot traffic. Motorized wheelchairs or mobility scooters are permitted on the sidewalks and the Fitness Trail.
12. All golf carts operated on Community Property must be equipped with working brakes, reliable steering apparatus, safe tires, a rearview mirror and reflective warning devices on the front and rear of the vehicle. A golf cart operated during the hours between sunset and sunrise must be equipped with headlights and should have brake lights, turn signals and a windshield. Headlights must always be used during inclement weather.
13. All golf carts operated on Community Property must be registered and display an appropriate, unaltered, current TPCA golf cart permit. Altered permits are not valid and will require the payment of a fee for a replacement permit.
14. All bicycles, tricycles, roller skates, in-line skates and self-propelled scooters shall not be utilized or walked anywhere on the golf courses, golf cart paths, or any sidewalks within TPCA. They are to be utilized only on the streets and on the designated Fitness Trail (with caution and yielding to foot traffic). Racing and reckless handling of bicycles, tricycles or rollerblades are not permitted. Skateboards, 2-wheeled electric scooters and Segways are not permitted on Community Property.
15. All bicycles operated on Community Property between sunset and sunrise must be equipped with a lamp on the front exhibiting a white light visible from 500 feet to the front, and both a red reflector and a lamp on the rear exhibiting a red light visible from 600 feet to the rear. Both the front and rear lamps must be illuminated while the bicycle is operated during the hours between sunset and sunrise.

16. Overnight parking on paved streets within residential communities is not permitted. Parking on Timber Pines Blvd., Grand Club Drive, or Timber Point Blvd. is not permitted at any time.
17. No unattended parking is permitted in the circular drives of the Lodge, Country Club, or Performing Arts Center.
18. No vehicle or golf cart shall park within Timber Pines except on a designated cart parking area, paved parking surface, driveway or within a garage.
19. Vehicles, including golf carts, are required to display appropriate state-issued handicap designations in order to park in handicap parking areas. A handicap golf flag does not authorize parking a golf cart in a designated handicap parking space. A valid state issued Disabled Person Parking Placard must be visible somewhere in or on the cart.
20. Protective vehicle coverings (car or golf cart covers) of any kind are not permitted within Timber Pines except in the RV Storage Lots or within a garage or carport.
21. Inoperable or unlicensed vehicles, boats and trailers and other motorized vehicles not permissible for public road use shall be kept within a garage. RVs, boats and trailers may be stored in one of the RV Storage Lots if a space reservation has been made with the Accounting Office.
22. Parking of an RV for purposes of loading or unloading is allowed for up to forty-eight (48) hours before and after the travel as long as the RV is on the Resident's driveway and no portion of the RV extends onto the roadway.
23. Parking of unoccupied RV's and Campers is permitted in the lower PAC parking lot (Lot E). A parking permit is required which can be applied for and paid at the Lodge front desk. During the period of May – October a three (3) night stay is permitted. During the period of November – April a two (2) night stay is permitted.
24. Use of the Recreational Vehicle Storage Lots:
 - a. Motor vehicles, recreational vehicles (as described in Chapter 320 of the Florida Statutes), or boats and trailers may be stored in the RV Storage Lots. Vehicles must openly display a current state license plate registered with TPCA Accounting Office.
 - b. Vehicles in the lots must display the appropriate TPCA RV Storage Lot registration sticker. This sticker must be clearly visible from the front/side of the vehicle and/or trailer. The vehicle owner is responsible for obtaining appropriate insurance on their vehicles.

- c. The TPCA RV Storage Lot registration sticker applies to boat trailers. An additional sticker is not required for boats or any other watercraft.
 - d. Spaces can only be subleased with written approval by the General Manager, as outlined in the TPCA "Use of Facilities Policy – Recreational Vehicle Storage Lot."
 - e. Fueling of vehicles and boat motors is not permitted in the RV Storage Lots.
 - f. TPCA electrical outlets within the RV Storage Lots are for short term use only. Short term use is defined as less than twelve (12) hours.
 - g. Commercial, unlicensed or inoperable vehicles are prohibited from being stored in the RV Storage Lots.
25. Portable On Demand Storage Units (PODS), freight containers, cargo trailers, dumpsters and other portable storage units may be placed on a Member's/Resident's driveway or upon their lot under the following conditions and timeframes:
- a. Ongoing construction or renovation work: Permitted for length of active construction.
 - b. Relocation: Not to exceed 72 hours.

XI. RECREATIONAL FACILITIES

All recreational facilities shall be used at the sole risk and responsibility of the user and the user shall hold TPCA harmless from damage or claims arising from their use of any Timber Pines facility or amenity and which result from their entry upon Timber Pines property.

Policies relating to Recreational Facilities can be found in the *TPCA Resident Handbook*.

Failure to follow the instructions of an Enforcement Officer will result in a citation.

Use of any Recreational Facility for any form of compensation is prohibited unless authorized by the Board of Directors.

A. Golf

No children under the age of sixteen (16) are allowed on any golf course facility without a Member/Resident or adult Guest.

1. Instructions of an Enforcement Officer must be followed. (Golf Course Rangers and Golf Center Personnel are Enforcement Officers.)
2. The dress code for golf requires that shorts must be mid-thigh or longer. Men's shirts must have sleeves and a collar (collars of the 'Henley' type are permitted). Women's tops may be sleeveless. No bare midriffs, tank, tube, halter, or strapless tops are permitted. Shoes, sandals, sneakers or other appropriate footwear is required. The wearing of blue jeans, overalls, cutoff shorts or any clothing in disrepair is not permitted on the golf courses, driving range, putting greens or chipping greens. Metal spikes are not permitted.
3. Golfers shall not move tee markers.
4. The retrieving of golf balls from private property is a privilege that may be granted by a homeowner; it is not a right. No pull or motorized Golf Carts are allowed on private property or beyond the out-of-bounds markers. Hitting balls from private property is not permitted.
5. "Ball hawking" is the removal of golf balls lost by other golfers from Community Property and is prohibited.
6. No person shall use any golf course when it is closed by TPCA.
7. Nongolfers are not allowed on the golf course at any time without authorization of TPCA.

8. No golf carts are to be parked on the golf course; park only in the areas provided.
9. The Highlands Course is a walking course. No golf carts are permitted. No more than four (4) players in a group are allowed on the course.
10. Practice areas are: the driving range, practice bunker, putting greens and chipping/pitching greens. Practice is prohibited in any other areas.
11. It is prohibited to remove driving range balls and buckets from the range area. They are the property of TPCA.
12. Payment of an annual Trackage Fee is required to use personal, motorized golf carts on TPCA golf courses. Unaltered current trackage permits must be visibly attached to each side of the golf cart.
13. All electric carts permitted shall meet specifications established by TPCA and inspected and approved by the golf personnel. Gas carts are prohibited. Carts must be equipped with tires suitable for turf. Aggressive off-road tires are prohibited.
14. Occupancy of carts is limited to two (2) persons and two (2) bags. All carts must carry sand for the filling of divots. Drivers must be at least sixteen (16) years of age.
15. All motorized golf carts must remain on the cart path of the Lakes, Hills and par three (3) holes of the Grand Pines, unless the golfer has a handicap flag.
16. Motorized golf carts must be kept a minimum of thirty (30) feet from the collar of the greens and remain on the cart paths at the tee boxes, even if a handicap flag is displayed.
17. All golfers must use the "90-degree rule" on the course when traveling to their ball in a motorized cart, even if a handicap flag is displayed. The "90-degree rule" means that the cart is driven from the cart path at a 90-degree angle to the ball and then returns to the cart path before proceeding to the next location, where the "90-degree rule" is used again. To minimize course wear, golfers should use the fairways as little as possible to proceed directly to their ball.
18. Unauthorized or improper use of the handicap flag is prohibited and can result in a penalty at the discretion of the Board of Directors.
19. Only two (2) carts per threesome or foursome, or one (1) cart per twosome shall be allowed on any course. Exception: No motorized golf carts on the Highlands.

20. When conditions warrant, all motorized carts may be restricted to cart paths only.
21. Other than when playing golf, golf carts are not permitted on any golf course without the authorization of TPCA.

B. Fitness Center

No children under the age of sixteen (16) may enter. Children sixteen (16) and seventeen (17) years of age are NOT permitted without a Member/Resident or adult Guest.

1. Instructions of an Enforcement Officer must be followed. (Fitness Center Instructor and Member Services Personnel are Enforcement Officers.)
2. The Fitness Center is for Members/Residents and Guests use and is subject to existing rules, policies and procedures, and is utilized at the sole risk of the user. TPCA assumes no responsibility for any injury that may occur. Instructions on each piece of equipment must be followed.
3. Members/Residents are required to sign in with name, account number and time of day upon entering the Fitness Center for exercise. Guests are required to sign a Hold-Harmless Waiver, available at the Lodge front desk or Fitness Center desk.
4. Proper exercise attire must be worn. Shorts and tank tops are permitted along with proper protective footwear while using equipment. Sandals or flip flops are prohibited.
5. Equipment must be wiped down after each use.
6. Food and alcoholic beverages are not permitted.
7. Portable music devices, laptop computers, cell phones or other electronic devices are permitted with earphones or other muting methods so as not to disturb other Members/Residents.

C. PAW Park

Children under the age of sixteen (16) must be accompanied by a Member/Resident or adult Guest.

1. All Members/Residents must have proof of their dog's current rabies vaccination and license and the dog(s) must be registered with TPCA Administration. No Guest's dogs are permitted in the park.
2. Members/Residents are required to pick up after their dog and dispose of feces properly.
3. Puppies under four (4) months old are not permitted in the park for their safety and health.
4. Limit two (2) dogs per person per visit.
5. Dogs in heat are not permitted.
6. Dogs must be on a leash no longer than six (6) feet when entering and exiting PAW Park. Members/Residents must carry a leash for each dog while inside the dog area.
7. Dogs are required to wear a basic flat buckle collar or harness with identification tags (vaccination and license), or Members/Residents are to have them in their possession at all times. No spiked or pronged dog collars are allowed.
8. Animals, other than dogs, are not permitted.
9. Leaving dogs unattended is prohibited. All Members/Residents must remain in PAW Park with their dog(s).
10. Dogs that bark persistently, or are aggressive towards people or other dogs, must be removed from the premises. Dogs exhibiting continued aggressive behavior will be permanently banned from PAW Park.
11. Members/Residents must stop dogs from digging and must immediately fill all holes caused by the dog.
12. Climbing on or over the fence is not permitted. Dogs may not jump from one side to the other, inside of the dog park. TPCA is not responsible for any dog that gets loose from PAW Park.
13. Smoking is prohibited in the dog park.
14. Food (dog or human) is not permitted in the dog park. No alcoholic beverages or glass containers are allowed in the park.
15. Dogs twenty-five (25) pounds and under must be in the Small Dog fenced area. Dogs over twenty-five (25) pounds must be in the Large Dog fenced area.

16. TPCA staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

D. Swimming Pools and Spas

No Children under the age of sixteen (16) are allowed in any pool facility without a Member/Resident or adult Guest. Individuals under the age of eighteen (18) years of age are not permitted in the spas. Spas are therapeutic devices, and the advice of a physician should be sought before using them.

1. Instructions of an Enforcement Officer must be followed. (Member Services Personnel are Enforcement Officers.)
2. Swimsuits are required in the spas and pools. Thong type suits are not permitted. Cut-offs or other forms of street clothes are not acceptable. Cover-ups, wraps, hats, water shoes, etc. are acceptable for protection from the sun or pool surfaces or for modesty purposes. It is prohibited for clothing or accessories to display the following:
 - a. Profanity, obscene, vulgar or lewd pictures and/or slogans.
 - b. Derogatory or demeaning statements, memes and graphics.
 - c. Negative statements of ethnicity, sexual orientation or religion.
 - d. Other obnoxious or offensive material as determined by the Board of Directors.
3. Tables and chairs are not permitted within four (4) feet of the pool edge. Furniture may not be reserved or removed from the pool area. Chairs, lounges and tables should be protected from suntan lotion by towels or other protective coverings.
4. Portable music devices, laptop computers and cell phones may be used on the deck and lounge area with earphones or other muting methods so as not to disturb other residents. No electronic devices are allowed in the pools or spas.
5. Smoking and vaping are prohibited within the pool enclosures.
6. Glass or breakable items are prohibited within the pool enclosures.
7. Pets are prohibited within the pool enclosures.
8. Persons with cuts, open sores, infections or bandages are not permitted to enter the pools or spas.
9. Showers must be taken before entering the pools and spas. Anyone using sun oils or lotions must shower prior to each entry into the pools or spas. The use of any type of soap or shampoo at the outdoor showers is prohibited.

10. Personal hygiene activity is prohibited in the pool or spa area.
11. Diving is not permitted.
12. Running, pushing, jumping from the poolside, excessive splashing, or other rowdy or boisterous behavior is not permitted.
13. Rafts or toys/games of any nature are not permitted. Inner tubes or other inflatable devices are not permitted in the pool or on the pool deck. TPCA Member Services Personnel may grant specific exemptions for participants of water aerobics programs and workout swimmers. If medical conditions warrant, exemptions may also be granted when the need is certified in writing by medical authority and approved by the General Manager and filed with the Member Services Manager.
14. Food and drinks are not permitted within four (4) feet from the edge of any pool or spa. Pool users may bring personal items to eat and drink at the Lodge pool. No user-provided food or beverages (except bottled water) are permitted at the Country Club pool, spa or patio when the restaurant, snack bar or other TPCA provider is operating. All alcoholic beverages at the Country Club pool must be purchased from the Country Club whenever the Restaurant or Snack Bar is open.

E. Woodshop

Violations of any Woodshop rule will result in a fine and eight (8) weeks loss of Woodshop privileges.

1. The Woodshop is strictly limited to authorized Members/Residents in good standing. Children, Guests, and unauthorized Residents are not permitted in the Woodshop at any time. **To become authorized, please refer to the *TPCA Resident Handbook*.**
2. Members/Residents are required to wear eye and ear protection at all times in the Woodshop. Use of the vacuum system is mandatory when any machine connected to the system is operated. Members/Residents are responsible for cleaning the area that they use before leaving the Woodshop. While in the Woodshop, no open-toed shoes, sandals, or any kind of loose clothing are permitted. Treated lumber is not allowed in the Woodshop. In addition, for the planer, drum sander and jointer: NO lumber that has been painted, Formica or melamine-clad material, particle or chip board, MDF, cardboard, wood pallet material, plastic or old furniture panels can be used. Only clean, new dimensional lumber or rough-sawn lumber direct from the mill such as Trident Lumber or other similar raw lumber sources can be used. The list of banned materials is listed on each of the above 3 machines as well as the Stop Saw.

3. If a Member's/Resident's negligent or improper use of any power tool directly results in the damage of that tool or its accessories, that Member/Resident is required to pay for the replacement part(s) and labor necessary to bring the tool back to its original condition. In addition, that Member/Resident must be retrained on the proper use of the tool and will not be allowed to use that particular tool until such training has been completed.
4. If a Member's/Resident's negligent, improper or unsafe use of any power tool directly results in an injury to that Member/Resident or any other person who may be present in the Woodshop, that Member/Resident will be penalized and must be retrained on the proper and safe use of the tool. The Member/Resident will not be allowed to use that particular tool until such training has been completed and the Member/Resident can demonstrate his/her proficiency to a designated Woodshop trainer.

F. Tennis

No Children under the age of sixteen (16) are allowed on any tennis facility without a Member/Resident or adult Guest.

1. Players must wear tennis shoes, tennis clothing or appropriate sportswear. Swimsuits or cutoffs are not permitted.
2. Court reservations are required for all players.
3. All rules of play and etiquette are to be observed.
4. The playing surface shall be respected. Hard objects shall not be placed or struck on the courts.
5. Only non-breakable beverage containers are permitted on the court area. Pets, food, breakable containers, trash or debris are not permitted on the court area.
6. The last person or persons using the tennis lights shall be responsible to see that they are turned off.

G. Pickleball

No Children under the age of sixteen (16) are allowed to play on any Pickleball facility without a Member/Resident or adult Guest.

1. Players must wear tennis or court shoes, and appropriate sportswear. Swimsuits or cutoffs are not permitted. Men may wear tee shirts/athletic shirts with or without sleeves.

2. Court reservations are required for all players.
3. All rules of play and etiquette are to be observed.
4. Pets, food, beverages, breakable containers, trash or debris are not permitted on the court playing surface.
5. Do not play on wet courts.
6. **Do not** turn off the lights at the PARC courts as they are on timers.
7. The last person or persons using the fans at the PARC courts shall be responsible to see that they are turned off.

H. Bocce and Shuffleboard

No Children under the age of sixteen (16) are allowed on any of the Bocce and Shuffleboard facilities without a Member/Resident or adult Guest.

1. Bocce Court reservations are required for play.
2. Shuffleboard Courts are available on a first-come, first-served basis.

I. Table Tennis (Ping Pong)

No Children under the age of sixteen (16) are allowed to play Table Tennis without a Member/Resident or adult Guest.

J. Billiards Room

No Children under the age of sixteen (16) may enter the Billiards Room. Children sixteen (16) and seventeen (17) years of age are not allowed without a Member/Resident or adult Guest.

K. Horseshoes

No Children under the age of sixteen (16) are allowed to play horseshoes. Children sixteen (16) and seventeen (17) years of age are not allowed without a Member/Resident or adult Guest.

XII. ARCHITECTURAL REVIEW

The *TPCA Resident Handbook* fully describes the process which is required when any modification is planned for the exterior of any dwelling or any modifications to the lot on which the dwelling is situated. Projects are categorized into three types based on the extent of the modification. The Architectural Review Committee (ARC) has established criteria for submitting an “Architectural Exterior Change Request” based on the type of project planned.

The rules and regulations pertaining to architectural changes are contained herein. All Type 2 and Type 3 modifications require a review by the ARC before the project is started. If an exterior change is made which is prohibited according to the rules and regulations, a citation may be issued by the ARC. Some Type 1 projects do not need the review or approval of the ARC; however, those projects are subject to a citation if they are not in compliance with the Architectural Review rules.

An applicant must obtain pre-approval for all exterior modifications, additions or deletions to their homes or lots in conformity with the Master Documents. No work can begin *without prior written approval*. A fine will be assessed if an “Architectural Exterior Change Request” form is not submitted and approval is not obtained. Upon failure to comply with this rule, the Board of Directors may require the Owner to restore the property to its original condition at the Owner’s sole expense.

PROJECT TYPES AND PARAMETERS REQUIRING ARC DESIGN-REVIEW **TYPE 1 PROJECTS**

Access Ramps

A physician’s certification of need in addition to a drawing of the proposed installation will be required.

Air Conditioner

No NEW A/C units through-the-wall or window type. Replacement of existing wall or window units will require ARC approval.

Ancillary Site Structures

No tent, shack, barn, utility shed, or structures other than the residential dwelling and its required attached garage, shall be placed or erected on a lot. Enclosures, lattices, pergolas, and retaining walls are allowed but only if approved by the ARC.

Awnings

Awnings are not permitted on the front of dwellings. All awnings shall be a solid color and blend with the house color as determined by the ARC. Fabric awnings are permitted if: a) fabric is fade resistant; and b) they are retractable and have a sensor

that automatically closes the awning during high wind conditions (must contain manual override in case of malfunction). Fabric awnings must be left in the retracted (up) position if the resident intends to be away from TPCA for more than thirty (30) days. If an awning becomes torn or unsightly as determined by the ARC, it must be removed by the Resident immediately upon receipt of notice. Aluminum or metal awnings are not allowed.

Door / Window / Garage Door Replacement / Garage Screen Door

Any replacement or modification of these items requires ARC approval. Manufacturer's information and color in addition to photograph or manufacturer's brochure of product. A pre-approved library of colors has been provided herein.

Driveway Modifications

All driveway modifications including painting of the existing surface require approval by the ARC. Re-built driveways must provide for storm water runoff and no driveway expansion will be permitted beyond the external side lines of the garage. Driveways must be poured concrete or approved pavers. The clear sealing of pavers does not require ARC approval.

Enclosures

Enclosures located on the side of a home, for the purpose of shielding from view permissible items installed or stored outside of the dwelling, may consist of stockyard-type fencing, shrubbery, lattice or sculptured concrete block. These are intended to be three-sided enclosures with the fourth wall of any such enclosure being the home itself. Examples of permissible items which may be located within such an enclosure are heat pumps, whole house (permanent) generators, trash cans, utilities, well heads, plastic or metal storage bins. Overall height shall not exceed six (6) feet above grade (including any posts, but excluding any post finials). Overall length shall be kept to the minimum necessary to accomplish the desired screening. Distance from the dwelling shall not exceed six (6) inches past the concrete slab at the garage side door. Standard concrete block is not permitted as a material for an enclosure.

Encroachment

No vertical construction, building addition, or extension is permitted to exceed the Front, Rear, or Side Setbacks as established by Hernando County Building Department.

Exterior Lights/Lampposts

A site plan presenting the location of a new light fixture in addition to a brochure or photograph of the fixture style will be required for approval. Any such additional lighting cannot visually disturb a neighbor's home.

Fences and other Barriers

No fence, wall, hedge or barrier will be permitted without approval by the ARC.

Fires Pits, Fire Rings or Chimeneas

Effective January 1, 2024, ARC will only approve requests for self-contained propane units. Approval will be granted based on the type of unit structure and location on the property.

Existing open fire units must follow these guidelines:

1. As per Hernando County Fire and Rescue, open fires must be twenty-five (25) feet from any structure.
2. All units are to be placed on a non-flammable surface such as a concrete slab, or concrete pavers.
3. Use of a fire screen on all such units is mandatory.
4. A fire plan, consisting of a water hose or fire extinguisher, must be immediately accessible to the “open fire” unit.
5. The use of an “open fire” unit must not cause a nuisance to neighbors such as the production of smoke.
6. For safety reasons, the ARC strongly encourages changing “open fire” units to self-contained propane units.

Flags and Flagpoles

Owners may display two portable, removable flags on one flagpole from the following list: United States of America flag, State of Florida flag, U.S. Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force, or a POW-MIA flag, and First Responder flag. The First Responder flag recognizes and honors the following: Law Enforcement Officers, Firefighters, Paramedics or EMT's, Correctional Officers, Public Safety Communicators, Advanced Practice Nurses, Licensed Practical Nurses, Registered Nurses, persons participating in statewide urban search and rescue programs (developed by the Division of Emergency Management) and Federal Law Enforcement Officers. **Note: the First Responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag.**

The flag size shall not exceed 4 feet 6 inches by 6 feet. Any additional flag must be equal in size or smaller than the United States flag. The flag must be illuminated if flown after daylight hours.

A homeowner may erect a free-standing flagpole on any portion of the homeowner's real property, as long as the flagpole does not obstruct sight lines at intersections and is not erected in or upon an easement. The flagpole and displays are subject to all building codes, zoning setbacks, and other applicable governmental regulations. Owner erected free-standing flagpoles are not to be higher than twenty (20) feet above grade and constructed of non-corrosive material. The manufacturer's instructions for new or replacement flagpoles must be followed to meet hurricane force winds at a minimum of one hundred and thirty (130) miles per hour, unflagged. Flags must be replaced when determined by the ARC to be faded, tattered or in poor condition. No more than one flagpole is permitted on a lot.

Front Porch Screening

Screening of a front porch requires review of complete specifications including location, color, size and appropriateness with the house style. Screening, posts, supports and door must be the same color and blend properly with the surrounding structure, as determined by the ARC.

Generators (Whole House)

Generators must be installed on a concrete pad, four inches (4") above sod level and hurricane rated. The concrete pad is to be located on the side or rear of the house. In homes that do not have enough setback on the side, the unit will have to be installed in the rear of the property. The fuel source for these units must be buried and located at least ten feet (10') from any structure. Generators may only be operated during a power outage or briefly for periodic testing as required by the manufacturer.

Gutter Modifications

A drawing of additions or changes to the gutter system will be required for approval. Gutter and downspout colors may be white or blend into the house trim color where they will be located. Downspout extensions are restricted from directing water onto neighboring lots.

Handrails

Handrails are prohibited around slab-on-grade patios. Proposed handrails are allowed and must be reviewed by the ARC only if located around an elevated deck or porch at least twelve (12) inches above the finished grade line (ground plane). Entrance handrails are permitted where steps are involved and or safety issues. Handrails must comply with the architectural appearance of the home.

Holiday Décor/ Large or Extensive Displays

Holidays or special occasions, during which approved displays may be installed throughout Timber Pines are:

Valentine's Day	St. Patrick's Day	Easter	Memorial Day
Independence Day	Halloween	Veterans Day	Thanksgiving
Chanukah	Christmas	9/11 or Patriot's Day	

All large or extensive displays (at the discretion of the ARC) on private property, other than the usually accepted light post, front porch, and door décor, along with the traditional holiday lighting, are subject to approval by the ARC. Requests must be made no later than two (2) weeks in advance of the intended display date and will be acted upon promptly by the committee. (For small Holiday Décor not requiring ARC approval, see Holiday Décor, page 10).

Hot Tubs/Spas – Above Ground

A brochure or photograph showing the style and dimensions of the new above ground hot tub/spa are required. The proposed location of a hot tub must be indicated on a photograph of the house or property.

House Exterior Cladding

The submission requirements for proposed changes to exterior materials, colors (including similar to existing color), etc. on any part of a dwelling must include samples with the manufacturer's model numbers and colors along with noted photographs indicating where the changes occur. A pre-approved library of colors has been provided herein. If a desired color is not pre-approved, the Applicant must submit a sample no less than 2"x2" in size for the ARC to approve on a per-project basis. No vinyl siding is permitted on new construction. If vinyl siding has been previously formally approved, replacement may be "grandfathered" with ARC approval.

Lanai

Lanai frame color is required to be submitted for new construction or replacement. The screen color must be charcoal.

Landscaping, Trees and Shrubs

Florida homeowners have many reasons to consider converting their existing residential landscape to a "Florida Friendly" landscape. Most importantly, a "Florida Friendly" yard is an environmentally sound yard that conserves and protects Florida's waterways, soil, wildlife and energy. Using the proper plants in the right place can filter harmful storm water runoff, improve the landscape's soil, provide wildlife habitat and create shade for energy efficiency in the home. Landscaping also adds beauty and creates pleasant outdoor living spaces to increase the value of residential property. Whether you are a new or an experienced gardener, you may want to enjoy the experience of establishing a "Florida Friendly" environment in your landscape. The following websites provide valuable information regarding Florida landscaping: <http://edis.ifas.ufl.edu/ep396> , <http://edis.ifas.ufl.edu/ep079>, <http://www.swfwmd.state.fl.us/yards>, <http://floridayards.org/indexz.php>

A. Planting beds, turf grass and mulch:

1. All modifications to yards and planting beds require a drawing on the plot plan which shows the existing landscape beds and turf and proposed changes/additions to the current beds and turf. Proposed irrigation changes should also be noted. Attention must be given to avoid altering or eliminating any stormwater swales, culverts or ditches.
2. Modifications to planting beds must include a list of the plants, shrubs, trees, mulch or stone to be used in the area.
3. It is required that no less than 50% of the lot's total cultivated area, which includes the front, sides and rear yards, be maintained in turf grass. Turf grass is required along the perimeters of the lot in a width of not less than thirty-six (36) inches wide where possible.
4. Approved turf grasses are: St. Augustine, Zoysia, Bahia and Bermuda. Winter over-seeding with Rye grass is not recommended.
5. Artificial turf is prohibited.

6. Rubber mulch is prohibited (however, if previously formally approved it will be “grandfathered in”, but may not be replaced). Cypress mulch is discouraged. Mulch made of fallen leaves, melaleuca trees, pine needles or pine bark is preferred.
7. Large areas consisting of only mulch or rock are prohibited.
8. Rock or stones to be used in landscape design must be decorative in nature, common gravel is prohibited.
9. Bamboo is not permitted to be planted and any and all Running Bamboo (due to its invasive nature) must be removed.

B. Trees

1. Each property must have at least one (1) tree in the front yard and one (1) tree in the rear yard.
2. Replacement trees must be at least eight (8) feet tall from the ground level, excluding the root ball, and two (2) inches in diameter. If more than one tree exists in the front or rear yard, the size of a new tree may be smaller than the standard replacement size, with ARC approval.
3. Trees are to be planted **more than six (6) feet apart** and **no closer than three (3) feet** from the property line so that at maturity, no branches will overhang any adjacent properties.
4. Trees must be Florida number one grade or better as per Florida grades and standards. No Camphor, Golden Rain Tree or fruit bearing trees are permitted to be planted.
5. Due to their invasive nature, Brazilian peppertrees (prohibited in the state of Florida) may not be planted, and existing trees must be removed from the property.
6. Tree branches that overhang roadways must be trimmed to maintain a minimum of fifteen (15) feet of road clearance at all times per FDOT Design Standards.

C. Tree Removal

1. The removal of any tree, regardless of its variety, requires the approval of the ARC.
2. Trees may only be removed if they present a hazard to life, limb or property, are diseased or are not aesthetically appealing as determined by the ARC.
3. The removal of any tree eighteen (18) inches or larger in diameter requires the approval of Hernando County in addition to the ARC.
4. Trees being considered for removal must be clearly marked on a plot plan (survey) indicating the location of the subject tree(s) and tagged by ribbon around the trunk. Stumps must be ground down below the sod line and the hole filled.

D. Shrubs

1. Shrubs and/or hedges must be kept to an overall height of less than four (4) feet.
2. New plantings are restricted from creating a hedge.

3. Shrubs may not be planted closer than three (3) feet from a property line.

E. Maintenance

1. Lots shall be maintained in a “neat” manner by the homeowner at all times, even if the homeowner is away from the property. “Neat” is defined as the lawn being regularly mowed and maintained, mulched areas regularly re-mulched and kept weeded, shrubbery/vegetation to be regularly trimmed.
2. Exterior of properties are to be kept in harmony with the surrounding neighborhood, whether the home is occupied or not.
3. When landscaping obstructs a motorist from seeing oncoming traffic or hazards, the homeowner is required to remove the obstruction.

Plant Pots

The number and types of decorative plant pots should be reasonable considering the size of your home and the exterior area of the lot at the discretion of the ARC. Plastic nursery pots are never acceptable. Ceramic pots are preferred. Pots of any other materials may be approved if in harmony with the property and neighborhood. Photos of any such pots should be submitted with the application.

Pool Heaters

A drawing indicating where the new heater will be placed on the Plot Plan will be required for approval consideration. The heater and propane tank (if applicable) must be screened with enclosures or plants and so indicated on the exterior change request.

Roofing

A sample with the model and color of the proposed roofing material is required for ARC review. Acceptable roofing materials are asphalt shingles, flat or barrel tile, and standing seam metal of an acceptable color. Any dwelling with a "shared roof" must have a parting strip installed which defines property demarcation.

Satellite Dishes & Antennas

Satellite dishes shall not exceed 22” x 36” in size. The dish may be mounted on the rear or either side of the house as necessary to receive a satisfactory signal. They shall not be mounted on any part of the front of the property. All installations are reviewed on a case-by-case basis. Externally installed antennas may be hidden within a flagpole provided the pole does not have a diameter greater than four (4) inches (excluding the base but including the rigging) or an overall height of twenty-seven (27) feet above ground level. Above ground radials are permitted but shall not exceed ten (10) inches in length. Single wire antennas may be permitted.

Shutters & Protective Panels

Decorative shutters must be a louvered colonial design, no less than twelve (12) inches wide and no more than half the width of the window. All shutters must be consistent in color. The color must match or be compatible with the trim or siding colors. Pre-approved accent colors can be found herein as well. Storm shutters must

be hinged, louvered colonial style, or roll down style. Roll down shutter mechanism and channels must blend aesthetically with existing structure. Storm shutters may be left in the “closed” position only during the hurricane season (June 1 to November 30) or upon the issuance of an official storm warning. Removable protective panels may be left in place for the same period as storm shutters with the exception of unpainted plywood panels, which may be in place only during a storm warning or actual storm and must be removed within forty-eight (48) hours after storm danger has passed.

Wells

Requests for the installation of a well must include the Permit to Construct a Well, duly approved by the Southwest Florida Water Management District (SWFWMD). The request must include the lot survey depicting the location of the wellhead. Any exposed piping, controls, or electrical devices shall be hidden by shrubs.

Window Film

A brochure or photograph showing the style of the proposed window film will be required for approval consideration. Film must be gray in color; no bronze or mirror style. If film is desired for a window, all other windows on that same side of the home must have film applied as well.

TYPE 2 PROJECTS

Building Setback Requirements

As established by Hernando County Building Department.

House Additions & Renovations

Any additions which extend outside of the existing footprint of a dwelling included but not limited to: room enlargements and additions, vehicle or cart garages, enclosed porches or decks, etc., will require a Plot Plan with footprint dimensions along with the construction drawings (plans and elevations) noting materials, colors and dimensions.

Pools (in-ground), Pool Cages and Equipment

A drawing showing the pool’s shape and location on the Plot Plan and where the necessary equipment will be located will be required for ARC approval. A drawing for the roof line detail must accompany the application. The cage frame color is required to be submitted and the screen must be charcoal. Pool equipment and heaters must be screened with suitable enclosures or plantings. If additional landscaping is added after the pool’s installation, a separate drawing must be prepared showing the new plantings. Also, if solar heat is going to be installed, a separate drawing indicating how the panels will be placed on the roof will be required.

Hot Tubs/Spas (in-ground)

Outdoor in-ground spas must follow the same procedures as a pool installation. The proposed location of a hot tub must be indicated on a photograph of the house or property.

TYPE PROJECT 3

Architectural Design Criteria

All of the design parameters established herein are intended to assure harmony of exterior design, materials and location in relation to surrounding buildings, lots, and topography within the TPCA properties. They are meant to protect and conserve the value and desirability of the properties, conform to or enhance the aesthetic appearance of the community, and prevent the unnecessary removal, destruction, or blighting of the man-made environment and/or natural landscape.

Building Setback Requirements

As established by Hernando County Building Department.

Dwelling Size (new construction)

The square footage requirements below apply to conditioned floor areas and are exclusive of portions of unconditioned basements, vaulted ceiling and unfinished attic spaces, open covered and screened in porches, decks and patios, porte-cocheres, and garages.

Minimum Ground Level Conditioned Area

1 Story -	2,000 sf (or no less than the existing footprint)
1 ½ Story -	1,800 sf
2 Story -	1,600 sf

The sizes are predicated on the ability of a dwelling's fit within the existing building setbacks and easements. Lot consolidation in order to increase the size of the house is prohibited. If there is restrictive topography on the lot, lot dimensions or unusual site conditions, a variance can be considered and granted by the ARC.

Maximum Height Limitation

The maximum number of stories permitted above grade level at the front of the residence is two (2). The maximum height limitation from the Main Level finished floor elevation to the top of the cornice (as it relates to the roof over the main body of the residence) is twenty-six feet (26').

Roof Pitch Requirements

In the case of new construction projects, primary roof areas shall have a minimum slope of five (5) feet vertical to twelve (12) feet horizontal or 5:12 and a maximum slope of eight (8) feet vertical to twelve (12) feet horizontal or 8:12. For Construction Renovation projects, the new roof slopes are required to be the same as the existing roof.

PROJECT TYPES OR RESTRICTIONS NOT REQUIRING ARC DESIGN REVIEW

Address / Lamppost / Light Fixture / Mailbox Assembly / Name Sign

The similar size, style and color light that was installed by the developer must be used in the event it becomes necessary to replace your lamppost. Lampposts shall be maintained to prevent deterioration. Lights on lampposts shall be maintained and lit all night between dusk and dawn. Lamppost bulbs can only be white or clear and should provide a minimum of 60W (15W LED), to a maximum of 100W (19W LED). Colored bulbs are limited to entryway fixtures only. Appropriately colored light bulbs are permitted to commemorate nationally recognized memorial days or holidays. Mailbox and post, when repainted, must be black except for those self-governing villages where brown has been the standard color. Name signs on the lampposts must be white lettering on black plastic material and must be sized and displayed from the lamppost at the front of the property in conformity with the general practice in TPCA. House numbers must be numerically represented. They must be clearly displayed on a contrasting background centered over garage doors and should be five (5) inches in height.

Clothes Hanging

Permanent outside clothes hanging devices are not permitted. Temporary devices may be erected only when actually in use and must be out of view of all roads and common areas.

Deck Box

No more than one (1) deck box (not larger than 60" long, 36" high and 30" wide) for the purpose of storing patio furniture cushions, gardening supplies or similar items may be placed on the outside patio or front porch.

Holiday Décor on Private Property

Holidays or special occasions, during which approved displays may be installed throughout Timber Pines are:

Valentine's Day	St. Patrick's Day	Easter	Memorial Day
Independence Day	Halloween	Veterans Day	Thanksgiving
Chanukah	Christmas	9/11 or Patriot's Day	

Displays must be directly related to the meaning and spirit of the holiday. Installation shall be no earlier than ten (10) days prior to the holiday and removal shall be no later than five (5) days after the holiday. Christmas is an exception with installation being no earlier than thirty (30) days prior and removal no later than twelve (12) days after Christmas.

Inflated displays are limited to one (1) per residence and must be no taller than six (6) feet. Inflated displays must be fully inflated between 8:00 a.m. and 8:00 p.m. Inflated displays are allowed two (2) days after Thanksgiving Day until January 6th. All displays are to be sufficiently secured so as not to cause a flying hazard. Any display creating excessive noise shall be removed.

All large or extensive displays on private property, other than the usually accepted light post, front porch and the door décor, along with the traditional holiday lights are subject to approval by the ARC. (See Holiday Décor, page 4).

Ornamentation

Statuary, birdbaths and silhouettes must not exceed three (3) feet in height from ground grade and must be of solid color; either white, dark green or natural concrete (black or white for silhouettes). Each lot may not have more than four (4) ornaments (i.e., statues, silhouettes, birdbaths, birdfeeders) and no more than two (2) ornaments may be visible on the lot from any one location. Ornaments depicting animals, birds and the like are not to exceed two (2) feet in any dimension.

Real Estate Signs

The maximum overall size of a sign must not exceed six (6) square feet. Overall height of sign including supporting post must not exceed four (4) feet above grade. Two (2) signs per property are permitted with one (1) in front of house and one in rear of house. Signs must be removed within seven (7) days from change in ownership or tenancy.

Reflectors and Perimeter Markers Along Roadways

Reflectors are permitted to be placed only on corner lots or on lots that are curved at the street line that have been subjected to vehicular damage. Reflectors may be placed on certain lots and driveways to prevent driving over lawns, shrubs and sprinkler heads and otherwise damaging the lot. Reflectors shall be of uniform size, not to exceed three (3) inches in diameter and be placed so that they will not detract from the appearance of the community. Reflectors shall extend no more than twelve (12) inches above grade and must be maintained in an upright position. They must be spaced no closer than twelve (12) feet apart at the street line. Concrete buttons, concrete blocks, bricks, wooden blocks and similar items are not permitted on driveways, roadways, or Community Property, except by approval of the ARC.

Trellises

Trellises for supporting plants must be placed within the roof overhang.

ARC Recommended Exterior Paint Colors

Exterior paint colors should be selected from a muted palette, rather than using overly bright colors or a highly contrasting range of colors. Refer to included exterior paint color recommendations.

The following examples of exterior paint colors are manufactured by Sherwin Williams and are recommended by the ARC. Each is approved singly; however, their use in combination of one another must also be approved by the ARC.

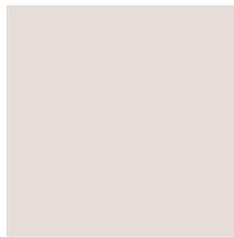
If a different manufacturer, other than Sherwin Williams, is desired, the color(s) must be similar to these recommended colors and the Architectural Exterior Change form. Request must include the manufacturer's name and color number along with a paint chip.

If a requested color is not one of those in the provided examples (or similar to one of the examples), the use of that color must be approved by the ARC on a case-by-case basis.

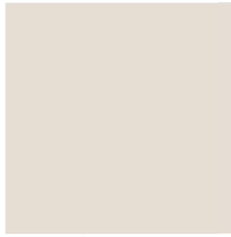
Garage doors must be painted the same color as the walls of the house or the trim color used on the house.

RECOMMENDED EXTERIOR WALL PAINT COLORS

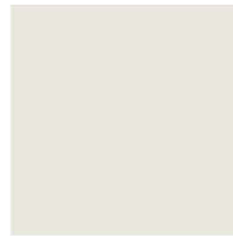
Colors represented here may not be accurate



SW 7014
Elder White



SW 7035
Aesthetic White



SW 7049
Nuance



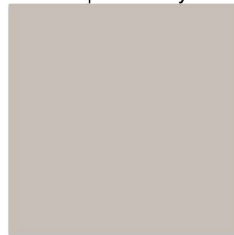
SW 7015
Repose Gray



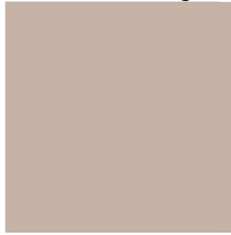
SW 7036
Accessible Beige



SW 7050
Useful Gray



SW 7016
Mindful Gray



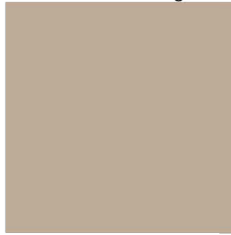
SW 7037
Balanced Beige



SW 7051
Analytical Gray



SW 7017
Dorian Gray



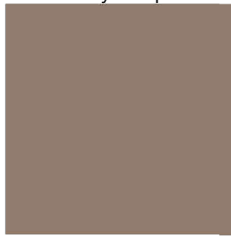
SW 7038
Tony Taupe



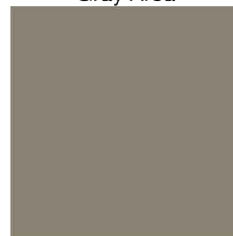
SW 7052
Gray Area



SW 7018
Dovetail



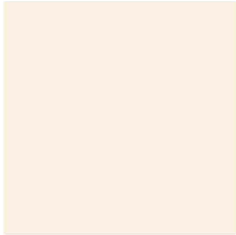
SW 7039
Virtual Taupe



SW 7053
Adaptive Shade

RECOMMENDED EXTERIOR WALL PAINT COLORS

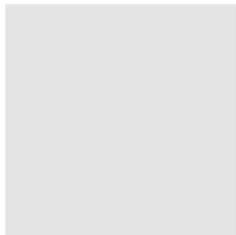
Colors represented here may not be accurate



SW 6147
Panda White



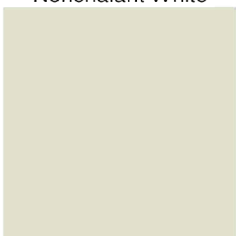
SW 6161
Nonchalant White



SW 7070
Site White



SW 6148
Wool Skein



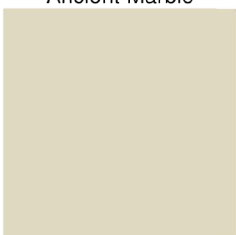
SW 6162
Ancient Marble



SW 7071
Gray Screen



SW 6149
Relaxed Khaki



SW 6163
Grassland



SW 7072
Online



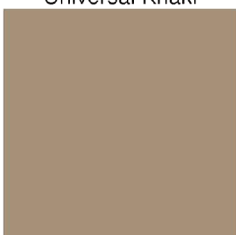
SW 6150
Universal Khaki



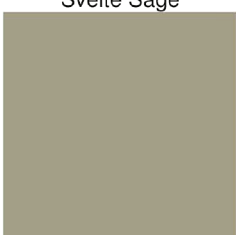
SW 6164
Svelte Sage



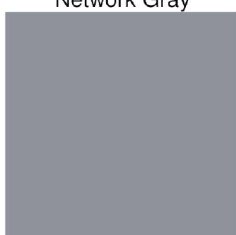
SW 7073
Network Gray



SW 6151
Quiver Tan



SW 6165
Connected Gray



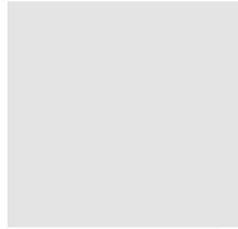
SW 7074
Software

RECOMMENDED EXTERIOR TRIM COLORS

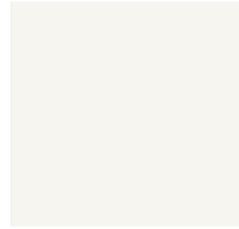
Colors represented here may not be accurate



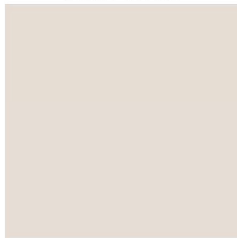
SW 7014
Elder White



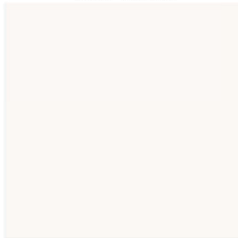
SW 7070
Site White



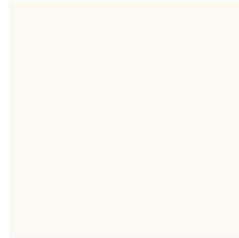
SW 7004
Snowbound



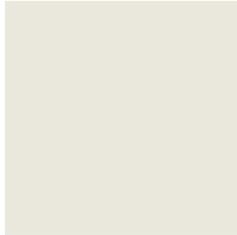
SW 7035
Aesthetic White



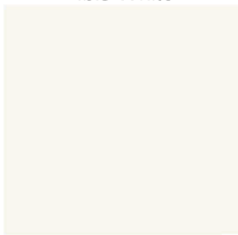
SW 7000
Ibis White



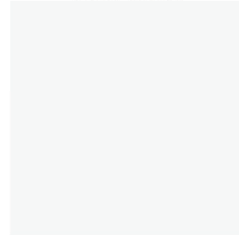
SW 7005
Pure White



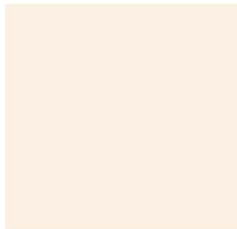
SW 7049
Nuance



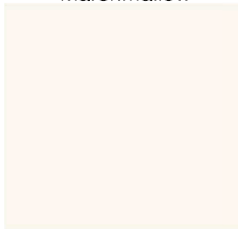
SW 7001
Marshmallow



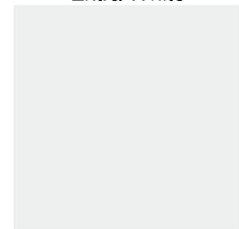
SW 7006
Extra White



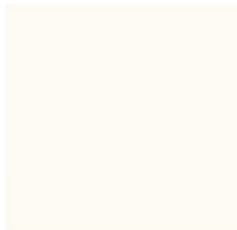
SW 6147
Panda White



SW 7002
Downy



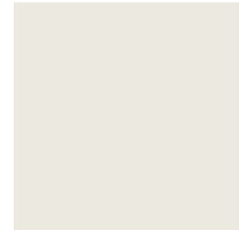
SW 7007
Ceiling Bright White



SW 6161
Nonchalant White



SW 7003
Toque White



SW 701
Ivory Lace

RECOMMENDED EXTERIOR ACCENT COLORS

Colors represented here may not be accurate



SW 6230
Rainstorm



SW 7055
Enduring Bronze



SW 7069
Iron Ore



SW 6195
Rock Garden



SW 7075
Web Gray



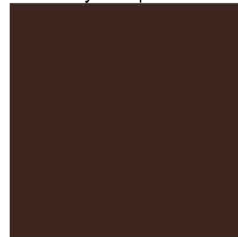
SW 7076
Cyberspace



SW 6328
Fireweed



SW 6153
Protégé Bronze



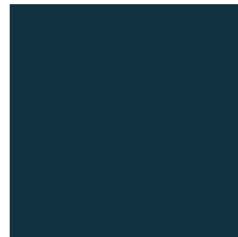
SW 6006
Black Bean



SW 7020
Black Fox



SW 6167
Garden Gate



SW 6237
Dark Night



SW 7041
Van Dyke Brown



SW 6223
Still Water



SW 6989
Domino