

FishHawk Ridge Association, Inc.

4131 Gunn Highway

Tampa, Florida 33618

(813) 600-1100 ext 247 FAX: (813) 963-1326

Attention: FISHHAWK RIDGE ARC and FISHHAWK RANCH ACC COMMITTEES Date: _____

The undersigned owner seeks approval of the Committees as follows:

_____ Additions/Alterations of Existing Structures/or Property

_____ Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)

INCLUDE:

_____ Copy of Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The ARC/ACC shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned also understand that the ARC/ACC has up to thirty (30) calendar days to return said application; however, in the event the ARC/ACC does not take action to either approve or disapprove the application within such 30 day period, the request shall be deemed DISAPPROVED.

SIGNATURE OF OWNER: _____ PRINT NAME: _____

PROPERTY ADDRESS: _____

TELEPHONE: (H) _____ (W) _____

ACTION OF THE COMMITTEES

RECOMMEND APPROVAL: _____ FishHawk Ridge ARC _____ FishHawk Ranch ACC

DISAPPROVED: _____ FishHawk Ridge ARC _____ FishHawk Ranch ACC

REASON: _____

Date

Chairperson, FishHawk **RIDGE** ARC

Date

Chairperson, FishHawk **RANCH** (Master) ACC

_____ Rec'd by F Ridge ARC _____ F Ridge ARC Review _____ Mailed to F Ranch ACC

_____ Rec'd by F Ranch ACC _____ F Ranch ACC Review _____ Mailed to Homeowner

INSTRUCTIONS/PROCEDURES FOR ARCHITECTURAL APPROVAL:

Please refer to Page 25, Article VI, Architectural Control of the Declaration of Covenants, Conditions and Restrictions of FishHawk Ridge, and to Page 16, Article V, Architectural Control of the Declaration of Covenants, Restrictions and Easements for FishHawk Ranch. These sections will describe in detail the items that are or are not permitted.

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL APPROVAL:

(See Documents for Further Information)

- Awnings/Shutters
- Exterior Lighting
- Screen Enclosures
- Water Softeners

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL ACCEPTANCE:

- Satellite Dishes

EXAMPLES OF ITEMS THAT ARE PROHIBITED:

- Fencing or Walls of Any Kind
- Swimming Pools/Hot Tubs
- Carports
- Utility Buildings
- Mailboxes
- Additional Landscaping
- Window A/C Units
- Basketball Goals/Playground Equipment
- Screen Doors over Front Door

Architectural forms must be completed in full and shall include the required documentation to be considered by the Committees. Partially completed forms or the lack of proper documentation required may result in unnecessary delays.

STEP 1: Complete the attached application in full, making sure to include (if appropriate): (a) a copy of your lot survey showing the location of all proposed and existing structures on the Lot including building setbacks, open space, driveways, walkways and parking spaces, including the number thereof and all siltration and erosion control measures; (b) all exterior elevations of all proposed structures and alterations to existing structures, as such structures will appear after all back-filling and landscaping are completed; (c) specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed structures and alterations to existing structures; and (d) plans for landscaping and grading.

STEP 2: Mail the application and all required materials to: FishHawk Ridge Association, Inc., 4131 Gunn Highway, Tampa, Florida 33618.

STEP 3: **The FishHawk Ridge ARC will review and either approve or disapprove the application. If APPROVED, the application will be forwarded to the FishHawk Master ACC. If DISAPPROVED, the application will be returned to the homeowner with a letter of explanation.**

STEP 4: The FishHawk Master ACC will then review and either approve or disapprove the application. A copy of the application with the decisions and signatures for the Associations will be returned to the homeowner by Fishhawk Ridge Association, Inc (townhomes).

FISHHAWK RIDGE FOR SCREEN ENCLOSURES

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started.

Each Owner was required to pour a slab at the time of initial construction of each building if there was any possibility that a patio/screen room might be desired in the future. If you have already closed on your unit and do not have a slab, you may NOT add a slab or screen enclosure to your unit.

If you had the appropriate slab poured at the time of initial construction but did not install the screen enclosure and wish to do so at this time, the screen enclosure must meet the following criteria:

- White aluminum only (no bronze)
- Charcoal Screen
- Roofs shall be screened only; no pan roofs are permitted
- See attached diagram for acceptable screen enclosure design.

With respect to screen rooms, the undersigned hereby understand that since the HOA is responsible for repainting the exterior of all buildings, any additional costs incurred by HOA contractors to either build scaffolding or replace screen panels (if applicable) shall be the sole expense of the individual homeowner. Furthermore, said homeowner shall indemnify and hold harmless the Association in the event said enclosure must be removed or is damaged in the course of access to or maintenance of the exterior of the building. These terms and conditions shall also pertain to each subsequent owner of the property.

I, _____, the owner of the property, understand the above and I will work with my screen room addition contractor.

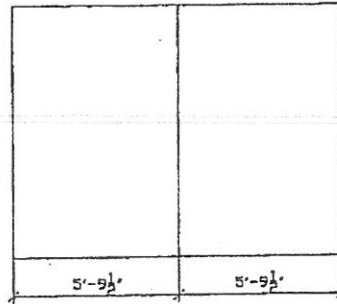
(Signature of Homeowner)

(Signature of Homeowner)

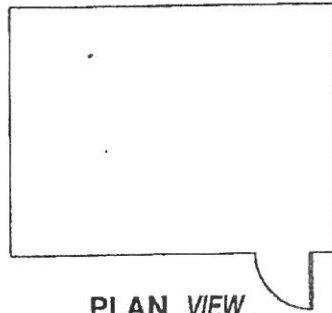
Fishhawk Property Address: _____

Lithia, Florida 33547

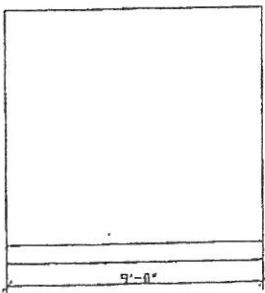
**TOWNHOME SCREEN ROOM DESIGN
END OR INTERIOR UNITS
EFFECTIVE 4-25-2007**



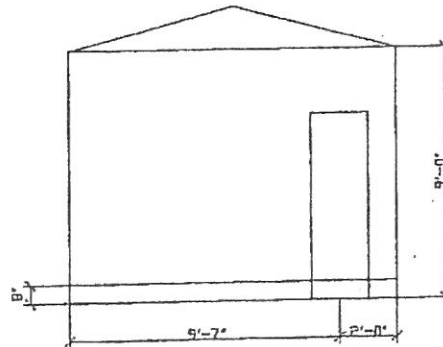
TOP VIEW



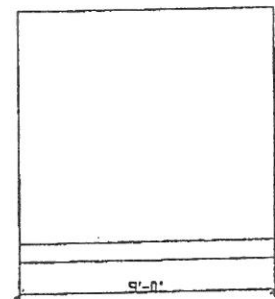
PLAN VIEW



LEFT VIEW



FRONT VIEW



RIGHT VIEW

NOTES:

- " ALL DIMENSIONS ARE APPROXIMATE
- " SIZES MAY VARY PER UNIT.
- " DOOR TO BE LOCATED ON SAME SIDE AS STORAGE SHED.
- " 4" MIN. BETWEEN SCREEN ENCLOSURES WITH CONJOINING UNITS
- " 8" KICK-PLATE AT BOTTOM ON ALL 3 SIDES & DOOR
- " WHITE ALUMINUM WITH CHARCOAL SCREEN
- " PARTY WALL SIDES ON C UNITS KICKPLATE TO BE INSTALLED ON THE INSIDE OF THE SCREEN ENCLOSURE

SIGNATURE

PROPERTY ADDRESS

DATE

FISHHAWK RIDGE FOR WATER SOFTENERS

NOTE: This form must be signed by the homeowner and returned along with the original architectural application BEFORE any work is started.

Beginning July 9, 2007, all applications for the installation of a water softener unit shall be approved by the Board of Directors and/or Architectural Review Committee (ARC) as long as the following criteria are met:

1. Owner shall complete an ARC application prior to installation.
2. Owner shall forward the application, a description of the water softener unit to be installed (including make and model), and a photograph of the water softener unit to the Association at FishHawk Ridge Association, Inc., 4131 Gunn Highway, Tampa, FL 33618.
3. The water softener unit shall be installed:
 - a. In-ground with only eight inches (8") of the unit above ground;
 - b. Placed in the landscape bed in front of the townhome;
 - c. With no portion of the unit extending beyond any lot line.
4. Appropriate landscaping shall be installed around the unit so it cannot be seen from a neighboring lot or street. The owner shall contract with the landscape contractor for the HOA to install any required shrubs at the owner's cost. As the HOA will be responsible for maintaining this shrubbery, installation by the HOA contractor will insure that the shrubbery installed is of like kind, size and quality as other landscaping in the community. The warranty on the required plant material will also be honored by the contractor and HOA. Currently, the landscape contractor is Raymow Enterprises at 855-3790.
5. The water softener unit must be tied directly into the sanitary sewer connection in front of the home and therefore shall not backwash into the landscape bed.
6. The electrical connection for the unit must be drilled directly into the exterior front stucco wall of the townhome and connected to an interior outlet inside of the home. Use of extension cords to an outside outlet or wires running through a window to the interior of a home shall NOT be permitted. Work shall be done by a licensed electrician.
7. Should a unit owner have any questions regarding such installation, they may feel free to contact US Water Corporation at 1-866-753-8292. Any charges by US Water for assistance shall be borne by the owner of the townhome unit and not the Association or Standard Pacific Homes.
8. All work is to be performed by a licensed, insured, and bonded sub-contractor.

(Homeowner)

(Homeowner)

Unit Address: _____
