

# 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, \_\_\_\_\_, understand the above and will work with my screen room addition contractor.

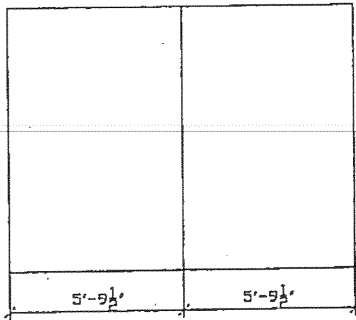
\_\_\_\_\_  
(Homeowner)

\_\_\_\_\_  
(Homeowner)

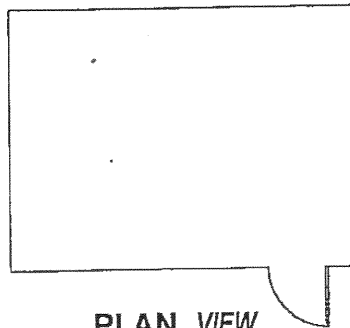
Address: \_\_\_\_\_

\_\_\_\_\_

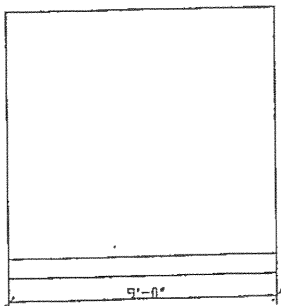
**TOWNHOME SCREEN ROOM DESIGN  
END OR INTERIOR UNITS  
EFFECTIVE 4-25-2007**



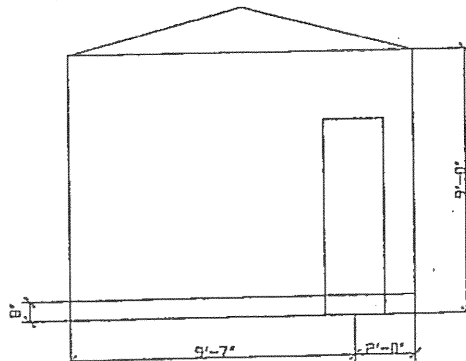
TOP VIEW



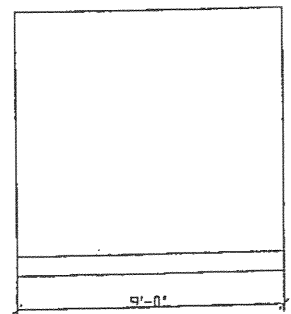
PLAN VIEW



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 \_\_\_\_\_

## 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).