

AQUA SOLIS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

Additions

1. Additions to the footprint of a building will not be permitted.

Air Conditioners

1. No air conditioners shall be mounted through a window, door or hung on a wall.
2. Replacement of air conditioner components shall be installed in their original location.

Antennas, Aerials Satellite Dishes

1. No owner shall install or permit to be installed any antenna or satellite dish (Antenna) on a lot.
2. In the event that any applicable law currently enacted or enacted in the future precludes the enforcement of this provision, this provision shall be preempted only to the minimum extent required to comply with such applicable law.

Architectural Character

1. See Architectural Review Committee (ARC) Guidelines.

Awnings

1. No awnings (metal, fabric, wood, plastic or other materials) shall be permitted.

Barbecues / Smokers / Grills / Fire Pits

1. Barbeque grills are permitted. For safety and insurance purposes, barbeque grills may only be used exterior to the home. When in use, grills must be outside of a garage or lanai, on a driveway or on the grassy area behind your residence.
 - a. Per NFPA 1:10.11.6.1 ...no hibachi, grill or other similar devices used for cooking, heating or any other purpose shall be used or kindled under any overhanging portion or within 10 feet of any structure (per NFPA 1, Uniform Fire Code, Florida FPC 5th Edition).
2. Barbeque grills may be stored on the rear lanai and in garage areas only. They may not be stored on the grassy areas.

3. Any propane tank must be stored exterior to the home. LP Gas cylinders cannot be stored inside the residential unit, but may be stored on the lanai portion of the home. ¹
 - a. Per NFPA 1:69.5.3.5 Storage Within Residential Buildings. Storage of cylinders within a residential building, ... including attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 pounds and shall not exceed 5.4 pounds aggregate water capacity per each living space unit.
4. Barbeque smokers are prohibited.
5. A single propane fire pit will be permitted within the lanai area only. No wood fire pits are permitted.
6. Any barbeque grill or fire pit must not be left unattended while in use.

Canopies

1. The installation of a canopy (fabric gazebo) will be allowed for parties only. It may be erected the day before the party and must be removed within twenty-four (24) hours after the party. An application must be submitted to the ARC prior to installation and the following criteria must be complied with:
 - a. Canopies may be installed only in the rear yard of a house or on the Lot driveway.
 - b. All safety installation instructions by the manufacturer of the product must be followed.
 - c. Dimensions may not exceed 8'x10'x10' (at peak height.)
 - d. No other type of tent or canopy cover will be approved

Clotheslines

1. Clotheslines may be used on an enclosed patio or within a closed garage. They may not be visible from a street.
2. They shall be retractable or fold-away, displayed only when in use, and used for the shortest possible time to accomplish drying of the clothes.

Dog Homes, Kennels, and Runs, Invisible Fences

1. Outside dog homes, kennels, runs, tie down cables/chains and invisible fences will not be permitted.
2. Pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets.
3. Pet waste must be promptly removed and disposed of in garbage cans.
4. Pets should not be left unattended outside the home, including on lanais.

Doors

1. A front door may be replaced with a door that is the exact same in style, composition, and color as the original door. Requests for replacement doors shall be submitted to the ARC and must include pictures.
2. An application for the installation of an HOA approved storm door must be submitted to the ARC prior to installation. For a list of HOA approved storm doors, see the ARC Guidelines on the Aqua Solis website: www.aquasolishome.com .

Driveways and Entrances to Garage

1. All driveways and entrances to garages shall be concrete pavers and of uniform quality.
2. No driveway extension shall be permitted.
 - a. The landscape strips adjacent to the driveway contain irrigation and plants which are the Association's responsibility to maintain and replace; therefore, the Association requires that a minimum of two weeks notification be provided in order to have the the landscape maintenance company relocate the irrigation and plants that may be affected by a project. Cost of having the additional service provided will be a Specific Assessment to the Owner as described in Section 8.6 of the Declaration.
3. Painting, stamped designs, pavers and tiles on walkway, sidewalks and driveway surfaces are not permitted.
4. Resealing of driveway pavers with a matte (non-gloss) clear finish without stain is permitted.

Dumpsters

1. Prior to the delivery of a dumpster, homeowners must notify the Association.
2. The dumpster must fully fit within the boundaries of the driveway and not overlap streets, sidewalks, landscaping beds or adjacent properties.
3. Dumpsters are allowed on site for a maximum of ten (10) days.
4. Any damage sustained as a result of dumpster use, including delivery and removal, is the Owner's responsibility.

Electric Vehicle Charging Stations

1. An electric charging station may only be installed in the garage, not on the home exterior, or visible from the road.
2. Charging cables must be neatly stored in the garage when not in use.

Elevations (Change in Facade) Including Reconstruction

1. Changes in the outside appearance of the facade will not be permitted.
2. All reconstruction including decorative design features and roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

Elevations (Change in Grade)

1. No Owner shall excavate or extract earth (dirt) from a Lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots.

Encroachment and Plantings on Common Grounds

1. No extension of the landscaping of Homesites will be permitted onto Association common grounds, including pond banks.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on Association property.

Exterior Painting

1. Owners are permitted to touch up paint on the exterior of the home when necessitated by repairs. Paint colors are to be matched so that the colors are identical to the surrounding paint. Paint colors may be obtained from the Association.
2. The Association is responsible for the painting of exterior surface walls.

Fences

1. One white PVC fence panel, as installed by the builder, is permitted and required between interior units. The design to be used is referred to as "Hollingsworth." The height will not exceed is (6) feet and the length may not exceed eight (8) feet.
2. The rear yard of a unit may not be enclosed with a fence.

Flags – Federal, State, Military

1. In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable official flag not larger than 4 ½ feet by 6 feet, United States flag or one official flag of the State of Florida in a respectful manner, and one portable removable official flag not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force or POW-MIA flag.
2. Flagpoles may be mounted to the house directly to the left or right of the front door. Flag poles attached to the house may not exceed 5 feet in length and may not obstruct pedestrian traffic.
3. When mounted on the house, flags must be flown on a pole in an outward fashion from the house. The American flag, state of Florida flag, Military Services or MIA flags which are no larger than 4 ½ feet by 6 feet, attached to the house in the above locations shall be permitted without ARC approval.

4. A free-standing flagpole, not to exceed twenty feet (20) in height, may be installed in a location that does not interfere with the line of sight at any intersection, is not within an easement and does not present a hazard to drivers or pedestrians. The pole must be constructed of high-pressure fiberglass or anodized aluminum and be bronze or black in color. Based upon Aqua Solis' geographic location, the flagpole must be able to withstand constant or steady wind speeds of 130 mph. An Alteration Application must be submitted to the ARC showing the location of the installation, color and material composition of the flagpole and the wind speed specifications for the pole chosen. The pole must be installed per the instructions provided with the pole and must be concreted into the ground.
5. The U.S. flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.
6. No other flag of any sort may be displayed along with the United States flag or in lieu thereof except for State of Florida, Military, and POW-MIA flags. They shall be no larger than the American flag nor shall they be flown above the American flag.
7. Flags shall be replaced if faded, tattered, or in poor condition.
8. Flagpoles and flag attachments will be kept in a clean and maintained condition.

Front Entryway / Porch

1. No front entryway shall be screened.
2. No front entryway shall be used for storage. All personal property of the residents shall be stored inside the home.
3. One (1) small wicker, wood, or wrought iron table and one (1) small matching wicker, wood, or wrought iron chair is permitted in the entryway, but must be sized appropriately for the space.
4. Plastic stackable furniture and interior furniture is not permitted in front entryway, driveway, or sidewalk.

Garage

1. No garage shall be enclosed or converted into a living area and must always be used as a garage for car storage or storage of Owner's personal property.
2. No screening is allowed, temporarily or permanently, on garage door openings.
3. Overhead garage doors shall remain closed when the garage is not actively in use.
4. Replacement of garage doors shall meet current building codes at the time of replacement. The new door must match or coordinate with the style and color of the existing garage doors on the building. An ARC application is required for garage door replacement.

Garbage and Trash

1. All garbage cans and recycling containers shall be kept inside the garage except on the day of collection. Hint: placing one or two plain charcoal briquettes inside the garbage container after each pick up day will cut down on odors and assist in controlling insects.
2. Garbage cans and recycling containers shall be placed outside for pickup the evening before and empty containers shall be returned to garage within 12 hours on the same day as garbage pickup.

3. Please do not place garbage and recycling containers on a grassy or landscape area. Keep containers on a concrete area to prevent damage to the grass and plants.
4. Trash may NOT be accumulated or stored on the exterior of the house.
5. Open burning of garbage and other refuse is not permitted.

Garden Hoses

1. Garden hoses must be neatly stored.

Gas Tanks (Propane and/or Natural)

1. Gas tanks may only be used for portable gas grills or fire pits. Gas tanks intended for any indoor appliance or fireplace are prohibited.
2. Any propane tank must be stored exterior to the home. LP gas cylinders cannot be stored inside the residential unit, but may be stored on the lanai portion of the home.
 - a. Per NFPA 1:69.5.3.5 Storage Within Residential Buildings: Storage of cylinders within a residential building,...including attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 pounds and shall not exceed 5.4 pounds aggregate water capacity per each living space unit.

Generators

1. Permanent or hard-wired generators are not permitted.

Gutters

1. All gutters must match the exterior building color, trim color or window frame color.
2. Gutter down spouts must not concentrate water flow onto neighboring properties.
3. The Association is responsible for cleaning of debris from the gutters one time per year. Additional cleanings are the responsibility of Owners.
4. Gutter covers, screens, filters and guards are not permitted without ARC approval. Since gutters are shared, it may be necessary for all units in a building to install gutter covers should one owner wish to do so. The cost for any gutter cover installation is the responsibility of Owners.

Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ARC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights to celebrate Christmas, or similar holiday, may be installed commencing on Thanksgiving and shall be removed not later than January 15th of the following year. Brackets,

clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.

4. Special decoration displays for Valentines Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving or other religious holiday may be placed on the exterior of the Lot fifteen (15) days prior to the special day and must be removed five (5) days after the special day.
5. Inflatable display items will not be permitted for any holiday without prior ARC approval.
6. An Owner shall be permitted to place holiday lighting and decorations on and within the shrubs located in the front yard of the Lot, provided that (a) the Association shall not be required to maintain such shrubs for such period of time as the decorations, lighting and cords are contained with the shrubs, and (b) such placement shall not otherwise interfere with the mowing of the grass on the Lot by the Association (if any).
7. Any holiday displays other than those defined here will require the approval of the ARC.

House Numbers

1. To aid emergency personnel, delivery people and to conform to City of Dunedin ordinances, each house shall have a readily visible number located over the garage door in a location clearly visible from the street.
2. The numbers will be the same size, color and style as exists within the community.

Insurance

1. Each Owner shall be required to obtain and maintain blanket all-risk casualty homeowner's insurance on that Owner's Lot and Residence and other improvements contained thereon.
2. Proof of insurance coverage may be requested by the Association.
3. See Declaration of Covenants and Restrictions for Aqua Solis for more information.

Irrigation

1. Irrigation system for all homes is the responsibility of the Association and is used in accordance with the Southwest Florida Water Management District (SWFWMD) and Pinellas County guidelines.
2. Tampering with or adjusting any component of the irrigation system is not permitted.

Landscaping

1. The addition or removal of any landscaping is a landscape change and requires the approval of the ARC. Owners are responsible for any changes that are made to the original landscape design installed by the builder.
 - a. Owners are responsible to comply with these Guidelines and all applicable City of Dunedin ordinances.

- b. Association maintenance responsibilities of the lawn and landscaping shall mean upkeep, maintenance, and preservation of that which was initially installed by the builder.
 - c. Any Owner who wishes to modify and change the landscaping installed by the builder or Association must first obtain approval from the ARC.
 - d. Any changes and additions of landscaping materials and/or plant beds will be the responsibility of the Owner to maintain and must be maintained to the published community standards.
2. In General
- a. Certain areas have been designated as open space within Aqua Solis and shall be maintained as required by regulatory authorities and as described in specific permit conditions and in the Declaration. No Owner or Occupant may mow, trim, remove vegetation, fertilize, apply chemicals to, maintain, alter or modify any area not owned by the Owner, including areas set aside as open space, wetland or preserve.
 - b. Proposed changes to landscaping require detailed plans indicating any removal and relocation of plants and/or additional planting to be done. Quantity, approximate size and types of plants shall be identified. The landscaping plan must detail the location of beds and planting materials to be used. Changes will not be allowed to the streetscape of the property. Be sure that plantings are not in areas of underground wiring, cables, or irrigation pipes. Any required changes to the irrigation system will be at homeowner's expense. Call the Sunshine State hotline at 1-800-432-4770 before digging.
 - c. The home builder installed on each residential lot a landscape package. The landscape package may not be altered, removed or otherwise destroyed. If original plantings die, they shall be replaced by the Association in substantially the same form and size.
 - d. Plantings must conform to the current City requirements. No owner or Occupant shall plant annuals, shrubs or trees that are considered invasive or prohibited to be planted in this County and State.
 - e. Some general recommendations for effective landscaping include:
 - i. Minimize the number of different plants used;
 - ii. Make mass groupings of the same plant- avoid the variegated look of alternating plant types;
 - iii. Consider the ultimate size of each plant; its mature scale, cold hardiness;
 - iv. Plan for efficient watering by grouping plants with similar water requirements together; and
 - v. Plan for proper maintenance
 - vi. Follow "Florida Friendly" landscape principles
 - f. Shrubs shall not be planted any closer than 5 feet from any property line unless approved by the ARC.
 - g. Shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed by the Association.
 - h. Landscape architectural features may include such items as planters, yard lights, etc., as an integral part of a landscape design. Drawings must be provided which clearly show the location, size, and materials planned for these features. In addition, a photograph of the house and relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located only in the planting beds originally installed by the builder.
 - i. With the exception of dead plants that were planted by an Owner, no landscaping shall be removed without the prior written approval of the ARC.

- j. No changes in landscaping shall alter the approved drainage plans for the Owner's lot or any adjoining property.
 - k. Minimum Quality and Grade: All plant materials shall equal or exceed the standards for Florida No. 1 grade, as given in "Grades and Standards for Nursery Plants," Parts I and II, State of Florida, Department of Agriculture current edition and any amendments thereto.
 - l. All plant materials shall also be true to name, size, genus, species and variety as established by the American Joint Committee on Horticultural Nomenclature publication Standard Plant Names and as per the recommendations and requirements of ANSIZ60.1, American Standard for Nursery Stock.
 - m. Originally installed landscape beds shall not be altered as to width, curvature and the like. Originally installed trees and plant materials may not be replaced without approval by the ARC.
3. Edging or Landscape Borders
- a. Poured concrete curbing and concrete edging blocks will not be approved. Wire, decorative plastic, resin and wood borders will not be approved.
 - b. Brown, standard roll edging may be installed with ARC approval.
 - c. Edging will be allowed around mulched areas along the perimeter of the house only.
 - d. Edging shall not be installed around individual trees, lampposts, along driveways, side or rear property lines.
 - e. No landscape timbers or railroad ties will be permitted.
4. Islands and Planter Beds
- a. Addition of landscaped islands and planter beds shall be approved for rear yards only and may not be located in an area that will interfere with the services provided by the landscape maintenance contractor. Owner will be responsible for the care and maintenance of new landscape beds.
5. Landscape Lighting / Flood Lights
- a. Landscape lighting, solar or wired, may only be installed in landscaping beds adjacent to the front porch. It may not be installed along the sides of the driveway, adjacent to the sidewalk, or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze, copper.)
 - b. Lights shall not be spaced closer than thirty (30) inches on center.
 - c. Post mounted lights shall not exceed twelve (12) inches in height. Hanger mounted lights shall not exceed twenty-four (24) inches in height from the top of the light fixture to ground level. Lights may not interfere with lawn maintenance.
 - d. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
 - e. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
 - f. Lights may not shine onto other properties or onto the sidewalk or street.
 - g. Rope lighting is only permitted for holiday use.
6. Mulch, Rocks, Stones
- a. Pine bark nuggets (brown) is the only approved mulch for landscape beds.
 - b. No decorative rock shall be permitted as ground cover except as installed by the Association.
 - c. Stones, rocks, and boulders shall not be used as bed edging material and are not permitted on turf areas.

- d. Rocks and boulders may not be used as decoration in a landscape bed.
- 7. Plant Material- Acceptable
 - a. Individual plantings of annuals which are seasonal in nature, planted within the original planting bed(s) installed by the builder and that do not exceed twenty-four (24) inches in height, do not require approval of the ARC. However, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ARC.
 - b. Plant materials should be selected and grouped to reflect ultimate growth, maintenance requirements, texture and structural contrast and seasonal color.
 - c. Plants shall be grouped together in drifts or masses whenever possible rather than being spaced equally around the property.
 - d. Aqua Solis is located in USDA Zone 10A. Please contact the Association for the list of acceptable plants in the community.
 - e. Some plants are toxic to children and pets. You should research these issues carefully before selecting plant materials.
- 8. Plant Material- Unacceptable
 - a. See Architectural Review Committee (ARC) Guidelines for complete list.
 - b. Homeowners should exercise care and not plant any plants, vines, etc. that are known to be invasive or non Florida friendly. For further information, visit: <https://gardeningolutions.ifas.ufl.edu/care/weeds-and-invasive-plants/>
- 9. Ponds and Waterfalls
 - a. Ponds and waterfalls are not permitted.
- 10. Trellis
 - a. No more than one trellis will be permitted and will not be allowed to be placed on the front facade of the house.
 - b. Trellises for supporting plants may only be placed with the roof overhang on the rear of the house.
 - c. Trellises must be constructed of weatherproof material, such as PVC, and will be kept in good repair.
 - d. Free standing trellises are prohibited.
 - e. Trellises may not be attached to the house.
 - f. Trellises must remain plumb, level, and structurally sound.
 - g. Plants on trellises may not cross onto adjacent Lots or homes.
 - h. Arches, pergolas and similar structures are prohibited.
- 11. Vegetable and Herb Gardens, Compost Bins
 - a. Vegetable and potted herb gardens are only permitted on the front porch or within the rear lanai area.
 - b. Composting is not permitted.
- 12. See ARC Guidelines for additional information.

Lawn Furnishings

- 1. Lawn furniture is not permitted on a grassy area, driveway or sidewalk while not in use.

Leasing / Rentals

1. Short term rentals are prohibited.
2. See Declaration of Covenants and Restrictions and Amendments to Declaration of Covenants and Restrictions for Aqua Solis for more information.

Lighting

1. Replacement carriage light sizes and locations must harmonize with the front elevation of the house. A picture with the color and dimensions shall be attached to the ARC Application. Lights shall be as close to the originally installed carriage lights as possible. If an exact match cannot be obtained, an application must be submitted to the ARC and a picture of the proposed replacement must be included with the application.
2. All exterior lighting shall be consistent with the character established in Aqua Solis and be limited to the minimum necessary for safety, identification, and decoration.
3. Owners may not install security spotlights or flood lights unless activated by a motion sensor.
4. No spot lights, flood lights or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
6. Fixtures may be incandescent, metal halide, mercury vapor or high pressure sodium lamps. Colored bulbs or lamps are not allowed.
7. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
8. Post mount light fixtures shall not be permitted.
9. Rope lighting is only permitted for holiday use.

Maintenance

1. Each Lot and all improvements and landscaping thereon, shall at all times be kept and maintained in a safe, clean, wholesome and attractive condition and shall not be allowed to deteriorate, fall into disrepair or become unsafe or unsightly.
2. See Declaration of Covenants and Restrictions for Aqua Solis for more information.

Nuisances

1. No obnoxious, unpleasant, unsightly or offensive activity shall be carried on, nor may anything be done which can be reasonably construed to constitute a nuisance, public or private in nature. Any questions with regard to the interpretation of this shall be decided by the Board, whose decision shall be final.

Ornaments

1. Ornaments or decorative embellishments include those in landscape beds, entryways and those mounted on the house that are visible from the street or common area.
2. Ornaments shall not exceed thirty-six (36) inches in any dimension.
3. Ornaments and potted plants may not be placed on lawn areas, walkways, driveways or landscape beds located in front of the building.
4. A maximum of five (5) neat and attractive ornaments and/or potted plants are permitted in the front of the home and a maximum of five (5) neat and attractive ornaments and/or potted plants are permitted in the rear of the home.
5. Lawn ornaments include, but are not limited to, gazing globes, garden flags (maximum size 12.5" x 18") including holiday, sports, etc., patriotic display items (yellow ribbons, decals, etc.) plaques, statues, and sun dials.
 - a. NOTE: displays of political support, endorsements, or issue statements are not permitted.
6. For safety reasons, all lawn ornaments shall be removed when a residence is unoccupied for a period of seven (7) days or more, unless prior arrangements have been made with a neighbor or other individual/service.
7. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
8. No ornaments shall be hung from trees.
9. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
10. Decorative buckets to catch air conditioner water are permitted as long as they are aesthetically pleasing (plastic paint buckets and the like shall not be used.)
11. One American flag, one POW flag and one Military flag and door wreaths (one per door) and door mats (one per front porch) are not counted as ornaments.
12. Flower pots containing dead plants and empty flower pots shall be removed immediately.
13. Artificial plants/trees or flower arrangements are allowed on screened lanais only- never within landscape beds, grassy areas, sidewalks or driveways.

Parking, Driveways, Speed Limit

1. No parking is allowed on any streets, cul-de-sacs, sidewalks or grassy areas.
2. No vehicles with expired license plates will be allowed to park in driveways or parking spaces.
3. Driveways and sidewalks must be kept free of any markings, spills, stains or growth including but not limited to algae, mildew, chemicals, liquids and motor oil.
4. The speed limit on all streets within Aqua Solis is 10 miles per hour. Please drive carefully.
5. See Declaration of Covenants and Restrictions and Amendments to Declaration of Covenants and Restrictions for Aqua Solis for more information.

Patios

1. Patio extensions are not permitted.

Pets

1. See Declaration of Covenants and Restrictions for Aqua Solis for more information.

Play Structures, Recreational Equipment and Toys

1. No exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, basketball equipment (portable or in-ground), tree houses, skateboard ramps or the like may be installed upon any Lot.
2. All children's toys must be located inside screened enclosures. Under no circumstances can they remain on grassy areas, driveways, sidewalks or common areas.

Rain Barrels

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the rear of the house with approval from the ARC. Screening with plant materials shall be required.
2. Barrels may not exceed two (2) feet in height and shall be earth tones in color or have a decorative finish. A picture of the rain barrel must be included with the application submitted to the ARC.

Reflectors

1. Reflectors are not allowed.

Roofs

1. No changes will be permitted on any roof.
2. Roof replacement is the responsibility of the Association.
3. In the event that any vents need to be replaced or additional ones installed, the Owner will be responsible for the installation and related costs. Such installation must be done by a licensed, professional installer and must follow City of Dunedin building codes. A permit may be required.
4. Such vents and roof edge flashing shall be painted the same color as existing originally installed materials.
5. A sample of the material to be used, including the color of the material, must be submitted with the ARC application. NOTE: Installation of new vents or maintenance of existing vents may void the Builder's Warranty and limit maintenance obligations of the Association. Owners may also be held responsible for any damages sustained by other Owners within the building as a result of the installation.
6. See Declaration of Covenants and Restrictions for Aqua Solis for more information.

Screen and Storm Doors

1. An application or the installation of an HOA approved storm door must be submitted to the ARC prior to installation. For a list of HOA approved storm doors, see ARC Guidelines.

Screen Enclosures (Lanai)

1. Frames of the screen enclosure must be white anodized aluminum.
2. Screens must be charcoal in color and not be opaque or have decorative elements.
3. Installation must meet all county and state building codes for homes within “C” Wind Exposure Zones and be designed and built to withstand 130 mile per hour winds.
4. A small, white kick plate no higher than eight (8) inches will be allowed on the door.
5. Clear plastic kick plates on the screen enclosure no higher than eight (8) inches will be allowed to prevent splash-back into the lanai and must be installed in the interior of the lanai area.
6. Doors must be installed on the back wall of the enclosure in the existing location as originally installed by the builder.
7. To protect the screen enclosure from damage caused by landscaping equipment, an eighteen (18) inch brown pine bark nugget mulch border will be allowed. Any border or edging material must be approved by the ARC. Owner may plant annuals or perennials in this area, but will be responsible for maintenance of any plants. Plants other than annuals will require approval of the ARC. There will be a four (4) inch inset of the back wall to provide a buffer from landscape maintenance equipment.
8. Owner is responsible for cleaning and maintaining the screen enclosure.
9. The screen enclosure area may NOT be used for storage purposes.
10. Concrete pavers, decking and artificial turf are not allowed in grassy areas outside screen enclosures.

Signs

1. With the exception of a “permit board” displaying a building permit from the applicable governmental agency if that agency requires it to be posted conspicuously, no signs are permitted within Aqua Solis (inclusive of Home, Lot, vehicles).
2. For Sale and For Rent signs may not be placed in yards or windows.
3. Celebratory acknowledgement signs (announcing births, graduations, birthdays, etc.) are permitted for a maximum of fifteen (15) days and must not exceed 24”x36”.

Skylights

1. Skylights and solar tubes will not be approved.

Solar Panels

1. Per Florida Statute, these guidelines cannot prohibit the installation of solar panels; however, the ARC may determine the specific location where solar collectors may be installed (on the roof

within an orientation to the south or within 45 degrees east or west of due south) so long as such determination does not impair the effective operation of the solar collectors.

2. Solar panels should be located on the rear and side roofs of the home and should not be installed so as to be visible from the street.
3. Solar panels will be flush mounted on the roof. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part to the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
4. All pipe must be of a color to blend with the roof shingles and color of the house.

NOTE: Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed and may limit the Association's responsibilities for maintenance and repair. Owners may also be held responsible for any damages sustained by other Owners within the building as a result of the installation.

Storage Units (PODS)

1. Prior to the delivery of a mobile storage container (sometimes known as PODS, Pack Rats, U-Boxes or the like) homeowners must notify the Association.
2. The storage container must fully fit within the boundaries of the driveway and not overlap streets, sidewalks, landscaping beds or adjacent properties.
3. Storage containers are allowed on site for a maximum of five (5) days.
4. Any damage sustained as a result of a storage containers, including delivery and removal, is the Owner's responsibility.

Storm / Hurricane Shutters

1. The only approved hurricane shutters are custom shutters that were provided by the Builder.
2. Shutters may be installed upon announcement of a Hurricane Watch or higher in Pinellas County and must be removed no later than two (2) weeks after the watch/warning is lifted. Should the panels not be removed, the Association is granted an easement to the property to remove the panels and the cost of labor shall be charged to the Owner. The Association is not responsible for any damages caused by the removal or the costs of storage of the panels.
3. Shutter installation and removal is the Owner's responsibility.
4. In the event of an actual storm event causing substantial damage to the house, Owner may request in writing for an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.
5. Shutters may not be closed or installed at any time other than a storm event as described above.
6. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

Swimming Pools, Spas and Jacuzzis

1. Spas and jacuzzis are only permitted in the rear lanai area or the home and may not exceed 1/2 the dimension of the lanai area.

2. No swimming or plunge pools will be permitted.

Vehicles, Vehicle Covers

1. See Declaration of Covenants and Restrictions and Amendments to Declaration of Covenants and Restrictions for Aqua Solis for more information.
2. Vehicle covers are not permitted.

Water Softeners

1. Water softeners may be installed in a resident's garage. Installation may require a permit from the City of Dunedin. It is the responsibility of the Owner to verify requirements with the City of Dunedin Building Department. See Declaration of Covenants and Restrictions for Aqua Solis.
2. Discharge from water softeners shall be routed to an open air sanitary waste line or it may dump into a laundry tub or sewer line with a "P" trap. It shall not drain to the outside open areas.

Windows- Replacement, Tinting and Treatments

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames and screens shall match existing window frames and screens.
2. Owners may request to install energy conservation films on windows from the ARC. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. Installation of window film may void the manufacturer's warranty.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARC on a case by case basis. All tinting request must include a sample of the material to be used. This sample will remain with the application and will not be returned.
4. No gold, silver, or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
5. Window treatments shall consist of drapery, blinds, plantation shutters, decorative panels, or other tasteful window covering. Any window treatments visible to a street shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone.)
6. Damaged or missing windows or screens must be repaired or replaced.

Additional restrictions and regulations can be found in the Declaration of Covenants and Restrictions for Aqua Solis and Amendments to Declaration of Covenants and Restrictions for Aqua Solis.

Additional information on architectural related restrictions can be found in the Architectural Review Committee (ARC) Guidelines for Aqua Solis.

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