

# FISHHAWK RIDGE ASSOCIATION, INC.

## ARCHITECTURAL EXTERIOR COLOR SCHEMES

On November 1, 2007, the Board of Directors officially adopted the attached information as the approved architectural criteria for the community. It is the responsibility of the Association to repaint all townhome units every 5-6 years and re-roof entire buildings when necessary. The following is the original color scheme of the townhome community and shall remain in full force and effect until such time as a future Board of Directors elects to adopt new criteria: In the event a color or product becomes obsolete, the Board of Directors reserves the right to choose a substitute. As long as Standard Pacific retains a presence in the community, the following guidelines shall remain in effect unless changed by Standard Pacific:

### Townhome Color Series

**Vendor: Sherwin Williams Paints**

#### Color Scheme 1:

Stucco	Mushroom Basket	8712W
Columns, Pediments, Bands & Window Sills	Discovery	8710W
Shutters	Bordeaux	
Front Door	Royal Garnet	8416N

#### Color Scheme 2:

Stucco	Tavern Taupe	8673M
Columns, Pediments, Bands & Window Sills	Tequila	8672W
Shutters	Wedgewood Blue	
Front Door	Blue Cornet	8544M

#### Color Scheme 3:

Stucco	Walnut Wash	8733M
Columns, Pediments, Bands & Window Sills	Burbury Beige	8671W
Shutters	Black	
Front Door	Black Deco	AC144N

### Front Doors:

**Vendor: Therma-Tru**

**Styles:** Choice of Three:

Standard Solid Panel Door

Model S111 Therma-Tru Smooth Star Fiberglass 9-lite/2 panel (half French door)

Model S108 Therma-Tru Smooth Star Fiberglass 15-lite (full French door)

**Roofing:** Timberline Dimensional:  
**Vendor:** McDonald Roofing – 813-986-4968  
**Color:** Slateblend

**Screen Rooms:**

The attached diagram is the sole approved design for the townhome community.

**Brick Pavers:**

**Front Entry:**

**Vendor:** Sunshine Pavers

**Color:** W400 Wine Red

**Rear Patio:** If patio is not screened in with approved screen room design, owner must utilize W400 Wine Red  
If patio is screened in and pavers cannot be seen from any roadway, owner may select another color as follows (also Sunshine Pavers):

**Colors:** Coral W620  
Keystone W100  
Pewter W800  
Wine Red W400  
Desert Sand W200  
Sunset W300  
Sunset Marble W500  
Desert Marble W700  
Mocha Blend W900  
Wine Red Flash W450

**Water Softeners:** See attached criteria

**Items Prohibited:** See attached criteria

**ARCHITECTURAL CONTROL POLICY  
REGARDING WATER SOFTENER UNITS  
IN FISHHAWK RIDGE TOWNHOMES**

Previously, water softener units within FishHawk Ridge were prohibited. Due to the increasing number of requests for such units, the Board of Directors has discussed this matter with the construction and purchasing departments for Standard Pacific Homes.

In an effort to accommodate the homeowners while also maintaining the overall aesthetics of FishHawk Ridge, the Board and Standard Pacific have developed installation criteria to allow for the future installation of water softener units.

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 Fish Hawk 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 a Standard Pacific Construction Manager (as long as StanPac retains a presence in the community), or, may 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 completed by a licensed, bonded and insured contractor.

Effective this 9<sup>th</sup> day of July, 2007.