

PREPARED BY AND RETURN TO:  
Marielle Westerman, Esquire  
Becker & Poliakoff  
1511 N. Westshore Blvd., Ste. 1000  
Tampa, FL 33607

**RESOLUTION OF THE BOARD OF DIRECTORS OF HARBOR SPRINGS AT PALM HARBOR HOMEOWNERS ASSOCIATION, INC.**

**RECORDING OF ARCHITECTURAL STANDARDS & GUIDELINES**

THE FOLLOWING RESOLUTION is made this the 14 day of AUGUST 2018, by Harbor Springs at Palm Harbor Homeowners Association, Inc. a Florida not-for-profit corporation, Board of Directors referred to as the "Board."

WHEREAS, Harbor Springs at Palm Harbor Homeowners Association, Inc. is a homeowners association located in Pinellas County, Florida according to the Declaration of Covenants, Conditions & Restrictions thereof as recorded in Official Records Book 19309, Page 2012 et seq., of the Public Records of Pinellas County, Florida,

1) Upon Motion and a second thereof and after being brought up for discussion, and finally to a vote of the Board, the following Resolution was approved and adopted by a majority of the members of the Board in attendance, after at the above meeting where a quorum was established:

The attached Architectural Standards & Guidelines are hereby adopted by the Association.

Signed, sealed and delivered  
"The Board" of Harbor Springs at Palm Harbor Homeowners Association, Inc., a Florida Corporation

Witnesses:

[Signature]  
Signature

DORIS MORGAN  
Printed Name

[Signature]  
Signature

DORIS MORGAN  
Printed Name

By:

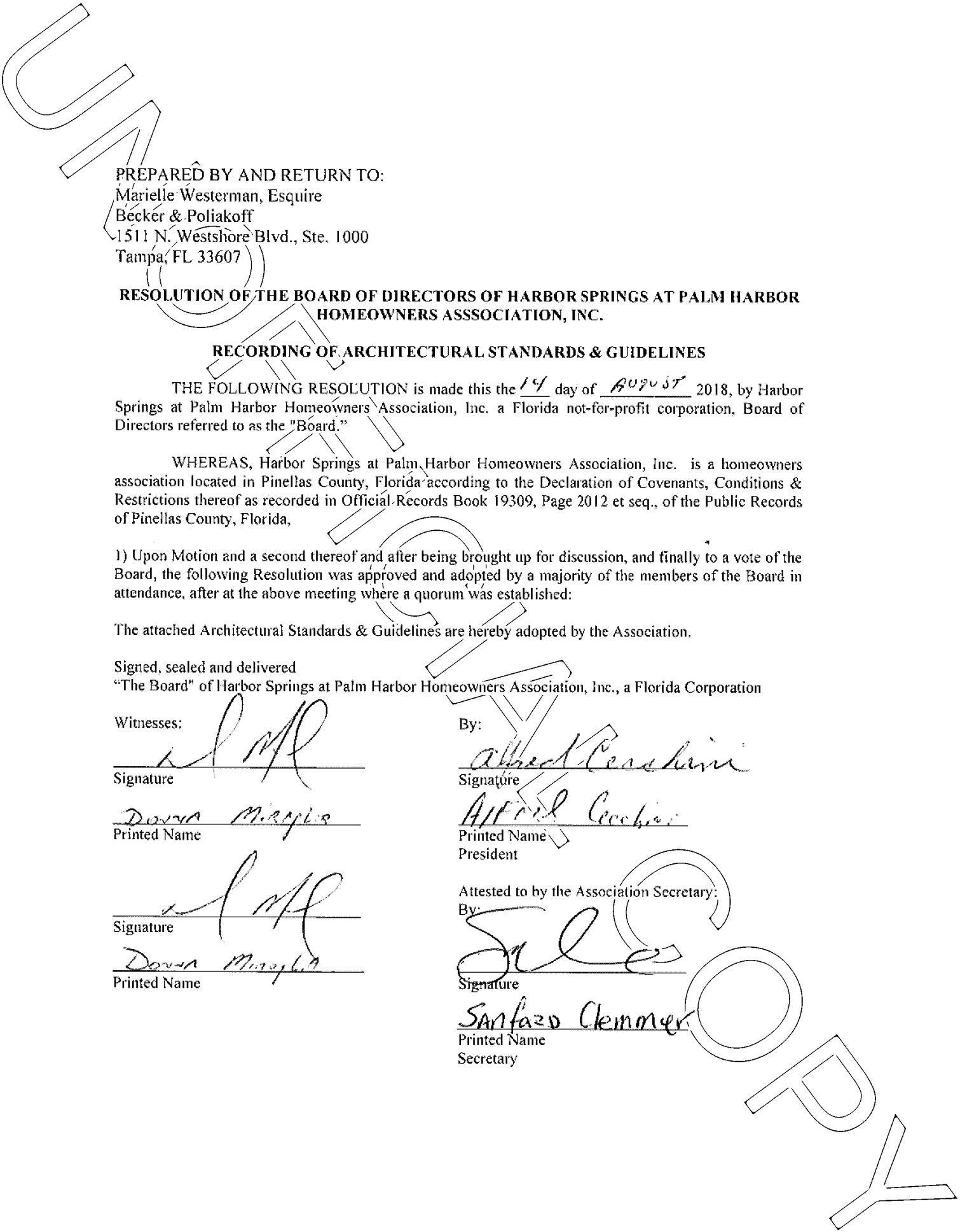
[Signature]  
Signature

ALFRED COCCARINI  
Printed Name  
President

Attested to by the Association Secretary:

By: [Signature]  
Signature

SANTAZO CLEMMER  
Printed Name  
Secretary



STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day NOV., 2018,  
by Ricardo Cecchi as President and  
Saufero Clement, as Secretary, respectively, of Harbor  
Springs at Palm Harbor Homeowners Association, Inc., on behalf of the corporation.

WITNESS my hand and official seal.

Affiant:  Known  Unknown

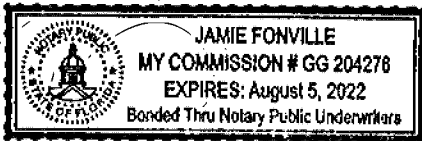
*Jamie Fonville*

ID Produced: \_\_\_\_\_

Signature

[Seal]

ACTIVE: 11657526\_1



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HARBOR SPRINGS AT PALM HARBOR  
HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL DESIGN STANDARDS 2018

Harbor Springs at Palm Harbor HOA, Inc. 4174 Woodlands Parkway  
Palm Harbor, FL 34684  
(727) 785-8887 FAX (727) 787-5725

**Harbor Springs of Palm Harbor Homeowners Association, Inc.  
4174 Woodlands Parkway, Palm Harbor, Fl 34685**

*Pursuant to The Declarations of Covenants, Conditions, Restrictions and Easements of Harbor Springs of Palm Harbor HOA, Inc. the Architectural Control Committee shall from time to time adopt, promulgate, amend, revoke, and enforce guidelines referred to as "Design Standards". In recognition of the forgoing, the following provisions shall be the architectural and landscaping standards for the community and must be adhered to and complied with by all owners.*

*The Board of Directors for Harbor Springs of Palm Harbor HOA, Inc. shall act as the Architectural Control Committee until such time which the Board deems necessary to appoint a committee to carry out its purpose. As of January, 2018 a committee has been appointed.*

*If there is something you want to do or change and you do not see it in these Standards, please do not assume it is approved. ALL changes or modifications must be approved with the approved ARC form outlining details and submitted for review.*

**Section 1. General Provisions**

- (a) No improvement or structure of any kind, including without limitation, any building, fountain, statute, fence, wall, screen enclosure, doors & windows, pavers & decking, decorative building or landscaping feature, landscape device, tree, landscaping, or object recreational or other external lighting, or any other improvement of any kind shall be commenced, erected, placed or maintained upon any Parcel, nor shall any addition, change or alteration therein or thereon be made, unless and until the plans, specifications and location of the same shall have been submitted to, and evaluated as to harmony of external design and location in relation to surrounding structures and topography and as to conformance with these architectural "Design Standards".
- (b) All applicable owner requests for modifications or improvements to existing homes, landscaping or other changes related to these architectural "Design Standards", must be requested in writing and approved using the Harbor Springs "Request for Architectural Changes" form. See Appendix 'A'.
- (c) All Architectural Request Forms must be completed in full and shall include the required documentation to be considered by the Architectural Control Committee. Partially completed forms or the lack of proper documentation required may result in unnecessary delays. Approval process takes up to thirty (30) days unless additional information is required. A copy of the Architectural Application will be mailed to homeowner upon review.
- (d) Any and all required governmental approvals/permits for modifications or improvements are the responsibility of the homeowner and must be obtained and submitted prior to construction. It is the responsibility of the owner to comply with all City, County, State and/or Association requirements, whichever is most stringent.
- (e) Property owners should exercise due diligence in the selection of contractors. It is recommended that contractors be licensed in the State of Florida, however, the selection of contractors is solely at the discretion of the property owner

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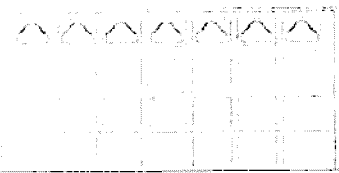
(f) This document may be amended by the Harbor Springs Board of Directors as they deem necessary.

(g) If any provision of this document should be held to be invalid, the remaining portion (s) of this document shall remain in full force and effect.

**Section 2. Exterior Building Finishes (see attached colors)**

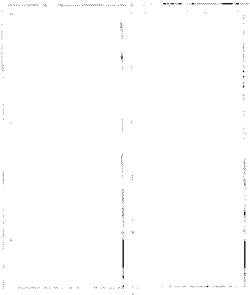
**(a) Doors**

i. **Front Door** - Screen doors are not permissible on front doors. The Front door design may not be altered and must match the original panel door design. Front doors must be painted to match each buildings associated color pallet. Decorative stained or colored glass is not permitted. Decorative window films are not permitted. Front door must be 3'-0" X 8" with 1' wide sidelight. All door hardware must be consistent with the existing development standards. All replacement doors and hardware must meet local and State hurricane impact resistance requirements.



ii. **Garage Doors** - Garage doors must be by Banko Overhead Doors, Inc or approved alternate. Garage doors must be painted to match the building color pallet. The garage door design may not be altered and must match the original design. All replacement garage doors and hardware must meet local and State hurricane impact resistance requirements.

iii. **Sliding Doors** - Sliding doors must be white aluminum; their design may not be altered and must be similar to the original design per door for sliding doors. Window glazing must be clear glass only. Blinds or shutters must be white or neutral in color and must be kept in good condition. Decorative stained or colored glass is not permitted. Decorative window films are not permitted. All door hardware must be consistent with the existing development standards. All replacement Sliding Doors and associated hardware must meet local and State hurricane impact resistance requirements.



(b) **Windows & Window Treatments** - Windows must be white aluminum, their design may not be altered and they must match the original design. Window glazing must be clear glass only. Blinds, curtains or shutters must be white or neutral in color as seen from the outside and must be kept in good condition. Decorative stained or colored glass is not permitted. Decorative window films are not permitted. Window awnings are not allowed. No signs are allowed in windows. No paper window covering or sheets are allowed at any time. All replacement windows and hardware must meet local and State hurricane impact resistance requirements.

(c) **Lighting** - Lights / Lamps must be replaced with the same type, color and finish as approved by the Architectural Control Committee. Should these fixtures be discontinued, the Architectural Control Committee will select a new standard.

**Lighting Gallery (352) 683-3330**

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(d) **Building Paint** - See Appendix 'B'

(e) **Driveway, Front Porch & Steps** - No tiles or pavers of any kind are allowed on the driveway, front porch and/or steps. The driveway and front steps may not be painted or stained, but may be sealed with a clear / non-colored concrete sealant. The front porch may be painted to match the existing neutral color.

(f) **Patios & Decks** - Rear patios may be finished with neutral colored thin pavers and must be properly maintained. Other refinishes are not allowed. Rear patios may not be extended.

**Color: Cream-beige, Charcoal**  
**Name: Flagstone Freedom Pavers**  
**Paver: Dimensions 4" x 8"**  
**Design: Square & Herringbone Pattern**  
**Length: 7 ft length from end of townhome and 17ft, 6 inches in width across patio with no footer extension**  
**Podocarpos: 4 to 5 each (based on width of plants) must be planted on each side of the pavers**  
**Irrigation: If applicable must be moved by the Associations landscaper at the owners expense**

(g) **Screen / Lanai Enclosure** - Enclosures are permitted on the first floor rear patio only, and must be installed within the confines of the columns supporting the deck above. All framing must be white aluminum. No other framing colors will be accepted. Solid panels/screening is not permissible.

(h) **Roofing** - Certaineed Landmark in Weathered Wood

(i) **Gutters** - Rain gutters and downspouts if permitted based upon location in white aluminum only.

(j) **Screen Room (screen walls and screen roof AKA Bird Cage)** -

**Color - all framing, kick plates and aluminum**  
**Footer - Concrete not to exceed 7' x 18' x 7' x8**  
**Framework - 18-7' wide x 7-0' Deep x 8-3" High**  
**Screen - 18x14 Mesh/Charcoal**  
**Roof - Matching screen, Gable/Hip with white 3"x4" Downspout**  
**At Owners Expense and copy to Association - Permits and Design**  
**One Door - Must be on the right side of the cage looking out**

**Section 3. Landscaping**

(a) Any landscaping changes made within the Harbor Springs Community must be approved through the Architectural Control Committee.

(b) No Temporary / permanent curbing, edging of any kind, i.e., cement brick, plastic, or rubber, is permissible.

(c) All landscaping contracts are between the Harbor Springs of Palm Harbor HOA and the contractor. When the vendor is performing maintenance services through the HOA contract, a homeowner is not to interfere with the service.

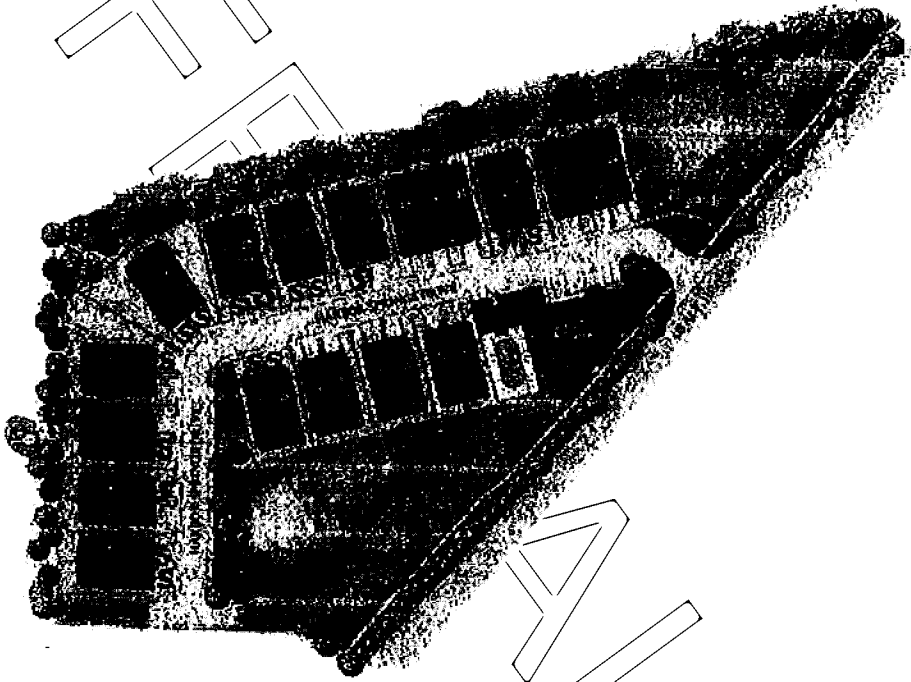
Individual services may be contracted by the homeowner under a separate contract.

- (d) No landscaping can be added to the common grounds by residents.
- (e) Crushed ground stones in white only may be used around AC base for water drainage. Prior to ARC Standards being adopted (July 2018) if another color was used they must be changed to white when needing replacement. All other issues pertaining to stone or rock, other than AC drainage, must be submitted for approval.

**Section 4. Additional Provisions**

- (a) Water softeners are not allowed on the outside of the home.
- (b) Spas or Jacuzzis are permitted on private patios only and must be wired correctly.
- (c) Birdbaths are permitted in the rear yards only within your personal lot and not on common grounds. Bird feeders are not permitted.
- (d) All Hurricane shutters and/or other boarding of windows and doors must be taken-down and put away within one weeks' time after a tropical storm / hurricane threat has passed and no other threats are eminent.
- (e) Patio furniture and related accessories, such as plant holders, decorative objects, and tables / chairs, must be tasteful and aesthetically pleasing. Furniture and other items must be kept in acceptable condition based on community standards. Tattered, torn, dirty, broken, or otherwise unsightly furniture and accessories are not allowed.
- (f) No outside clothes drying or clothes lines are allowed.
- (g) Freestanding flag poles are not permitted in the front or rear yards. Flags may be hung from the front of the home using a detachable flag pole mounted to the home with the flags no larger than 3' by 5' in size. The American flag (in accordance with Title 36 Chapter 10 US Code) shall be permitted only if displayed in a respectful way. Flags must be tasteful and non-offensive in nature. All other flags must be in acceptable condition and not tattered or torn. Flags are not permitted to be displayed for a period longer than one week.
- (h) Portable On Demand (POD) storage may be placed on individual owners driveways for a maximum of seven (7) days for moving purposes only.
- (i) All satellite dishes must be approved by the Architecture Control Committee prior to any installation. Satellite dishes are not permitted on roofs without the owner accepting full liability to any damages caused by the dish. No wires are permitted to be exposed on the exterior of the home.

*Harbor Springs  
Site Plan*



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**Harbor Springs of Palm Harbor Homeowners Association, Inc.  
Request for Architectural/Landscaping Changes**

Request from: \_\_\_\_\_ Date: \_\_\_\_\_

Local Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Alternate Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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

**DOCUMENT CHECKLIST**

(To be submitted at time of request)

- Permit                       Photos                       Details                       Paint Color Samples
- Specifications               Vendor Information       Building Plans

Brief Description of alteration, improvement, addition, etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor: \_\_\_\_\_

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

Certificate of Insurance: \_\_\_\_\_

Occupational License #: \_\_\_\_\_

**HOMEOWNER'S AFFIDAVIT**

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of work.
6. I will be responsible for the conduct of all persons, agents, contractors and employees who are connected with this work.
7. I will be responsible for complying with and will comply with, all applicable federal, state and local laws, codes, regulations and requirements in connection with this work and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specification, or work comply with any law, code, regulation or governmental requirement.

I HAVE READ THE DEED RESTRICTIONS AND POLICIES OF HARBOR SPRINGS OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. AND AGREE TO ABIDE BY THE SAME.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

- .....
- Approved by the Board of Directors/ARC                      Date: \_\_\_\_\_
  - Insufficient information; please resubmit                      Date: \_\_\_\_\_
  - Not approved by the Board of Directors/ARC                      Date: \_\_\_\_\_

PLEASE MAIL YOUR REQUEST TO:  
FIRST CHOICE ASSOCIATION MANAGEMENT  
4174 WOODLANDS PKWY  
PALM HARBOR, FL 34685

**PIONEER DEVELOPERS OF AMERICA, INC.** **HARBOR SPRINGS** Exterior pg. 1 of 1

**Color Selection Sheet**

Customer Name: Pioneer Homes Model  
 Lot Address: 433 Harbor Springs Drive  
 City, State, Zip: Palm Harbor, FL 34683

REVISED 7/13/16

Date: 7/12/16  
 Model: Grand Cypress  
 Lot & Subdivision: HSL21

Painted Area	Brand	#	Name	Painted Area	Brand	#	Name
Stucco Color	Scott	Green Formula	3B32,Cy24 per gallon	Trim Color	Scott	#B1L1	Bids. White
Garage Door Color	Scott	Green Formula	3B32,Cy24 per gallon	Front Door Color	Scott	#B1L1	Bids. White

**EXTERIOR PAINT**

<b>DIMENS. ROOF SHINGLES</b>	Manufacturer	Style Name	Color Name
	Certainfeed	Landmark	Weathered Wood

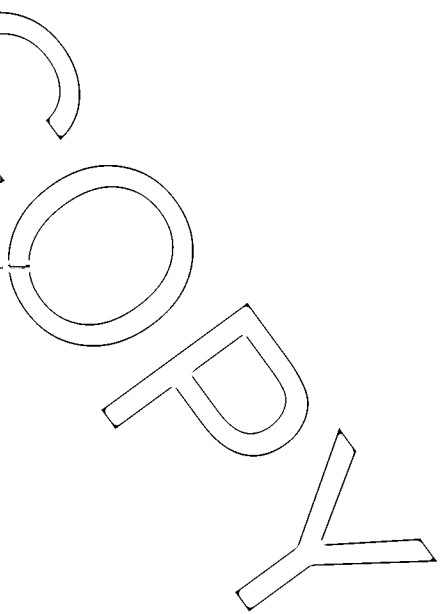
**WINDOWS**  
 All Windows have Clear Glass & White Window Frames as Standard, incl. Baths Obscure is optional

**SCREEN ENCLOSURE COLOR**  
 HOA Allowable Color  
 White CCC09 n/a

COMMENTS:

Customer Acceptance: *[Signature]* Date: \_\_\_\_\_  
 Customer Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Date: \_\_\_\_\_  
 Reviewed: \_\_\_\_\_



# HARBOR SPRINGS

Exterior pg. 1 of 1

## OF AMERICA, INC. Color Selection Sheet

REVISED 7/13/16

Pioneer Homes Model  
436 Harbor Springs Drive  
Palm Harbor, FL 34683

Date: 7/4/2016  
Model: Grand Cypress  
Lot & Subdivision: HSL21

EXTERIOR PAINT				
#	Name	Painted Area	Brand	Name
Green Formula	3B32, Cy24 per gallon	Trim Color	Scott	#B1L1 Bldrs. White
Green Formula	3B32, Cy24 per gallon	Front Door Color	Scott	#B1L1 Bldrs. White

DIMENS. ROOF SHINGLES	Manufacturer	Style Name	Color Name
	Certainteed	Landmark	Weathered Wood

**SCREEN ENCLOSURE COLOR**  
HOA Allowable Color  
White CCO# n/a

**WINDOWS**  
All Windows have Clear Glass & White Window Frames as Standard, incl. Baths Obscure is optional

Customer Acceptance: *[Signature]* Date: \_\_\_\_\_  
Customer Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

**PIONEER DEVELOPERS OF AMERICA, INC.**

**HARBOR SPRINGS**

Exterior pg. 1 of 1

**Color Selection Sheet**

Customer Name: Annette Beyer  
 Lot Address: 423 Harbor Springs Drive  
 City, State, Zip: Palm Harbor, FL 34683

Date: 1/9/2017  
 Model: Grand Willow  
 Lot & Subdivision: HSL23

EXTERIOR PAINT			
Painted Area	Brand	Name	#
Stucco Color	Scott	Bristol Beige	8456
Garage Door Color	Scott	Bristol Beige	8456
	Scott	Trim Color	8459
	Scott	Front Door Color	8453
			Travertine Trail
			Mocha Mousse

**COLOR SCHEME #2**

DIMENS. ROOF SHINGLES	Manufacturer	Style Name	Color Name
	Certainteed	Landmark	Weathered Wood

**WINDOWS**  
 All Windows have Clear Glass & White Window Frames as Standard, incl. Baths Obscure is optional

**SCREEN ENCLOSURE COLOR**  
 HOA Allowable Color  
 White, CCO# n/a

**COMMENTS:**

Customer Acceptance: Annette Beyer Date: 1/9/17  
 Customer Acceptance: Annette Beyer Date: 1/9/17

Date: 1/9/17  
 Reviewed: 1/9/17