

Landscaping - Architectural Criteria

The Architectural Committee needs to know the location of property lot lines, dwelling, patio, existing landscaping & what plants are being removed or relocated in relationship to the proposed landscaping improvements before making a decision. Most of the following criteria are based off of sections from our HOA's **"Declaration of Covenants."**

Landscaping Plan Criteria

- 1) Please indicate on the lot survey where proposed alterations will be located relative to your property's footprint.
- 2) Also on the lot survey, indicate the location of any existing plantings that are not being disturbed in the area, any landscape that will be removed or relocated, or any added plantings. How many and what type/size of plants are being proposed to be planted? (See sections from our Covenants "4.6", "10.8" & "11.4 C" on page 2 listed below)
- 3) Are there irrigation lines in the way? In the past we required the resident to have the HOA's irrigation vendor relocate all the lines prior to any construction beginning, and adding any after all the work is complete.
- 4) Wood chip mulch will be brown/dark brown in color. Pebbles, pea gravel, river rock or lava rock is not acceptable.
- 5) If plant/s and/or tree/s are found to be exotic, the home owner will have 90 days to have them removed.
- 6) All work done is at the owner's expense.

Criteria for minimum number/s for trees and their general location

Front yard - Section 5.3 C. *"In order to maintain aesthetic, uniform residential street landscaping, each Owner shall abide by the following requirements: 1. The number, size, and height of the Canopy Trees required for each Lot is set forth on Exhibit "D" listed below. Each Canopy Tree shall be located within 25 feet of the right-of-way of the street contiguous to the Lot. The minimum spacing between Canopy Trees shall be 25 feet."*

1) Exhibit "D" section 6 - *Canopy trees shall be limited to the following species: Eagleston Holly, Dahoon Holly, and Walters Viburnum.*

Backyard - Examples of exactable backyard tree/s shall be live oak, maple, pine, magnolia and black olives. Notwithstanding anything to the contrary, two palm trees shall equal one backyard tree.

Hedges, Fences and Walls

Section 10.12 *"In order to preserve the open character of the Community and minimize visual and physical impacts on adjoining properties, hedges and other landscaping to provide privacy are encouraged over fences and walls".*

- 1) All hedges and other landscaping shall be subject to Landscape Plan Criteria list above.
- 2) If a fence &/or wall are proposed, construction drawings for installation of the proposed fence &/or wall must be provided, and specifications "cut sheets" from the manufacture with color samples indicated with the request form.
- 3) The proposed fence height will not exceed 4'. It must be factory powder coated aluminum, color being Dark Brown/ Pewter/ Black in color, field painting is not accepted. Wood, steel or vinyl fencing is not acceptable.
- 4) If a fence &/or wall is approved by the Architectural Review (AR) Committee a county permit may be required. If the county permitting process results in any changes in what was approved by the AR Committee the changes must be submitted to the AR Committee and approved prior to construction.

Planting on HOA property

The HOA Board and the AR Committee has allowed the planting of trees in the past giving the reason that more trees on HOA property is a good thing. We have never allowed healthy trees to be removed from HOA property. On page 2 Section 4.6 **"Conservation Areas"** Areas designated on the Plat as conservation areas, including but not limited to the area adjacent to Lots 4 through 18, are subject to: (a) the restrictions contained in such easements; (b) the restrictions contained in Manatee County's Wetland Protection Policies;

- 1) Home owner &/or hired contractors must also follow the Landscape Plan Criteria list above.
- 2) The tree/s will become the property of the HOA after 1 (one) year of all the work being completed.
- 3) No trees can be removed the HOA property (tract 100,101, 102, 400, 401, 402, 501 and 502).
- 4) All work done is at the owner's expense for purchase of the trees/installation and irrigation system.

Planting unknown Pine Tree

- 1) Home owner and/or hired contractors must also follow the Landscape Plan Criteria list above on page 1.
- 2) If in the future it is determined that the unknown pine is an Australian pine the home owner will have 90 days to have the tree removed at their expense. Australian pines are on the Category I list of the most invasive plants according to the Florida Exotic Pest Plant Council (www.fleppc.org); and the Florida Department of Environmental Protection.

Some sections referred to from the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates Reserve 2012

4.6 "Conservation Areas Areas designated on the Plat as conservation areas, including but not limited to the area adjacent to Lots 4 through 18, are subject to: (a) the restrictions contained in such easements; (b) the restrictions contained in Manatee County's Wetland Protection Policies; and (c) the restrictions set forth in this Article 4.6. Declarant reserves the right to create additional conservation areas or easements in favor of any agency listed above and to transfer ownership of the rights relative to any conservation area or easement to the Association Unless specifically authorized by the Land Development Code, the following acts and activities are expressly prohibited within the boundaries of such conservation areas and easement areas without the prior consent of Manatee County:

A. Constructing or placing buildings, roads, signs, billboards, or other advertising or other structures on or above the ground.

B. Constructing or placing utilities on, below, or above the ground without appropriate local, state, and Federal permits.

C. Dumping or placing soil or other substances or material as landfill or dumping or placing trash, waste, unsightly, or offensive materials.

D. Removing, mowing, or trimming trees, shrubs, or other vegetation.

E. Excavating, dredging, or removing loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.

F. Any use that does not permit the land or water areas to remain in their natural condition.

G. Any activity that is detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

H. Any activity or use that is detrimental to such land or water areas.

Manatee County may access such conservation areas and easements areas at reasonable times in order to monitor compliance with all applicable restrictions, provided such entry does not interfere with the use and quiet enjoyment of the Lots by the Owners thereof,"

10.8 "Landscaping (a) that portion of the front and side yards of the Lot not covered by a dwelling, patio, driveway, or walkway shall be sodded and landscaped; and (b) that portion of the rear yard of the Lot not covered by a dwelling, patio, pool deck, or other structure shall be sodded and landscaped. Owners of Lots fronting on any street shall sod that portion of the right-of-way of such street lying between the Lot boundary and the nearest pavement edge"

"No plant species classified as exotic by the State of Florida or Manatee County shall be planted or maintained on any Lot. All outdoor equipment on a Lot, including without limitation all pool equipment, water treatment equipment, heating, ventilating and air conditioning equipment shall be screened with landscape plantings, low fencing, or low walls. The Architectural Committee shall approve all such screening pursuant to Article 11 prior to installation. All plants used for such screening shall be a minimum of three gallon plants at the time of installation. Nothing in this Article 10.8 shall be construed to limit any rights of an Owner under applicable law."

11.4 C "Landscaping plan, which shall: (1) show generally all existing trees (trees having a stem diameter of four and one-half inches or greater at 54 inches above the ground shall be shown specifically), shrubs, and other vegetation to be removed or left in place; (2) show all Canopy Trees required pursuant to this Declaration, and (3) show the location, type, and, if applicable, size of all other trees, plantings, sod, and landscaping to be installed on the Lot."

“EXHIBIT “D”

NOTICE TO BUYERS

**TO PURCHASERS OF LOTS IN UNIVERSITY GROVES ESTATES RESERVE SUBDIVISION,
MANATEE COUNTY, FLORIDA.**

UGLP LOTS, LLC, a Florida limited liability company (“Declarant”), is the developer of **UNIVERSITY GROVES ESTATES RESERVE**, a subdivision as per the plat thereof that will be recorded in the Public Records of Manatee County, Florida. Declarant hereby notifies purchasers of lots in the subdivision of the following:

1. The development and use of the lots and other property and improvements in the subdivision will be governed by the Amended and Restated Declaration of Covenants, Conditions, Easements, and Restrictions of University Groves Estates recorded in Official Records Book 2413, page 3663, Public Records of Manatee County, Florida, as amended (the “Declaration”). A copy of the Declaration will be provided in conjunction with the purchase of a lot from Declarant.
2. Each lot owner in the subdivision will automatically be a member of University Groves Estates Reserve Association, Inc., a Florida Corporation not for profit (the “Association”), and will be entitled to one vote. Each member will be subject to the Association’s articles of incorporation, bylaws, and regulations.
3. Each lot in the subdivision will be subject to association assessments in accordance with the provisions of the Declaration. The assessments will be used to pay the association expenses, which will include all costs incurred by the Association for the management, maintenance, and administration of the subdivision in accordance with the terms of the Declaration. Certain areas within the subdivision will be designated as Common Areas pursuant to the Declaration. The Common Areas will include landscaping, open space areas, recreational areas, and storm water retention areas.
4. The budget shows the estimated assessments applicable to the subdivision for the applicable year indicated. The amount of the assessments is not guaranteed and may be increased by the Association as necessary to pay the association expenses.
5. Utility easements, for the express purpose of accommodating surface and underground drainage and underground utilities, of five feet in width along all side and rear lot lines, and of ten feet in width along all front lot lines, are being reserved, as more specifically described in the plat of the subdivision.
6. Attached hereto I as Schedule 1 is the Tree Schedule for University Groves Estates Reserve, which indicates the number of canopy trees to be planted by each homeowner prior to the issuance by Manatee County of a certificate of occupancy for a dwelling on the lot. Any replacement of required trees shall be done in accordance with applicable provisions of the Manatee County Land Development Code. Canopy trees shall be limited to the following species: Eagleston Holly, Dahoon Holly, and Walters Viburnum.
7. Areas subject to a conservation easement on the plat of the subdivision are to be left undisturbed. Attached hereto as Schedule 2 is a copy of the recorded conservation easement located adjacent to Lots 4 - 18 in the Community. Unless specifically authorized by the Manatee County Land development Code, certain acts and activities, as further described in the conservation easement, are expressly prohibited within the boundaries of the conservation easement areas without the prior consent of Manatee County.
8. Each lot owner in the subdivision is encouraged to participate in the Florida Yards and Neighborhood Program. Additional information on such program may be obtained from the Declarant.
9. Each lot owner in the subdivision will be required to install a sidewalk on their lot in accordance with the requirements set forth in the Declaration prior to the issuance by Manatee County of a certificate of occupancy for a dwelling on the lot.
10. The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration or any lot sales contract between a purchaser and Declarant

SCHEDULE 1
TREE REQUIREMENTS FOR
UNIVERSITY GROVES ESTATES RESERVE

LOTS	2.5" Caliper
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	2
23	1
24	1
25	2
26	1
27	1
28	1
29	1
30	1
31	1
32	1
33	1
34	1
35	1
36	2
37-38	1
39-40	1
41-42	1
50-51	1
52-53	1
54-55	1
56-57	2
71-72	1
73-74	1
75-76	1
77-78	1
Total	51

Architectural Criteria

Patio with Cage

- 1) Please indicate on the lot survey the location of proposed alterations relative to your property's footprint.
- 2) Also on the lot survey indicate the location of any existing plantings that are not being disturbed in the area, any landscape that will be removed or relocated or any added plantings. How many of what type and size of plants are being proposed to be planted? All plantings must follow the "Landscaping Plan Criteria" listed in the Landscaping portion of the Architectural Criteria page 1 of 2 listed above.
- 3) A construction drawing for the proposed installation must be provided and include dimensions of the patio and the cage enclosure submitted with the request form. The color of the enclosure must be factory anodized Dark Brown/Bronze in color or otherwise color treated. Field painting is not accepted.
- 4) Please indicate if concrete will be needed to be poured to support the patio &/or cage enclosure. If concrete work is needed the concrete wash-out must be kept on the homeowner's property or the contractor must haul out the wash water. No concrete or construction debris shall be placed on HOA or neighbor's property.
- 5) The cage gutter downspouts may not extend beyond the landscaping beds alongside the body of the house.
- 6) A county permit is required. If the county permitting process results in any changes to the original ARC request, the changes must be submitted to the AR Committee and approved prior to any construction beginning.
- 7) All work done is at the owner's expense.

Front entrance screened area

- 1) Please indicate on the lot survey where proposed alterations will be located on your property's footprint.
- 2) A construction drawing for the proposed installation must be provided and include dimensions of the screened 1 (one) story structure submitted with the request form.
- 3) A county permit maybe required. If the county permitting process results in any changes to the original ARC request, the changes must be submitted to the AR Committee and approved prior to construction beginning.
- 4) The color of the enclosure must be factory anodized Dark Brown/Bronze in color or otherwise color treated. Field painting is not accepted.
- 5) Nothing can be attached to the front porch columns. (Placement of the screen door will not exceed entrance header and look like the same style (i.e. "Laurel") homes in the neighborhood).
- 6) No new roof area or covering can be installed for the new screened in area.
- 7) All work done is at the owner's expense.

Pavers

- 1) Indicate on the lot survey where proposed alterations will be located on your property's footprint.
- 2) Also on the lot survey indicate the location of any existing plantings that are not being disturbed in the area, any landscape that will be removed or relocated or any added plantings. How many of what type and size of plants are being proposed to be planted, if any? All plantings must follow the "Landscaping Criteria" listed above in the "Landscaping - Architectural Criteria" submitted with the request form.
- 3) Are there irrigation lines in the way? In the past we required the residents to have the HOA's irrigation vendor to relocate all the lines prior to any construction beginning.
- 4) Please provide a sample of the Paver &/or specifications "cut sheets" from the manufacture with color samples indicated with the ARC request form. Any pavers installed in the front of the house must be similar in color, size and layout pattern to the ones currently installed throughout our community to be acceptable.
- 5) If concrete work is needed the concrete wash-out must be kept on the homeowner's property or the contractor must haul out the wash water. No concrete or construction debris shall be placed on HOA or neighbor's property.
- 6) All work done is at the owner's expense.

Painting -

- 1) Color samples of each color are required for any color change to your home.
- 2) The quickest way to get approved is to pick a new color scheme that doesn't match the neighbor's house on either side & matches one of the color schemes in the HOA's pre-approved Sherwin Williams paint book or on the web site - <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/sarasota/fl/university-groves-estates/>
- 3) All work done is at the owner's expense.

Hurricane Shutters

- 1) Please indicate on the lot survey the location of proposed alterations on your property's footprint.
- 2) A construction drawing for the proposed shutter installation must be provided &/or specifications "cut sheets" from the manufacture with color samples indicated submitted with the ARC request form.
- 3) A county permit is required. If the county permitting process results in any changes to the original ARC request, the changes must be submitted to the AR Committee and approved prior to construction beginning.
- 4) The shutter frame/s for the new storm shutters located in the front of the home will be installed on the inside of the rough window opening. The color of the front shutter frame and shutters must be factory anodized Dark Brown/Bronze in color or otherwise color treated. Field painting is not accepted (***Existing Decorative Shutters can't be altered in any way.***) All other shutter frames can be installed to the body of the house. Frames and shutters should be color matched (as close as possible) to the body color of the house to lessen the visual impact to your neighbors.
- 5) All work done is at the owner's expense.

Gutters and Down Spouts

- 1) Please indicate on the lot survey where alterations will be located your property's footprint and location of each down spouts.
- 2) A construction drawing for the proposed gutter and down spout installation must be provided &/or specifications "cut sheets" from the manufacture with color samples indicated for the gutter and downspouts with the request form.
- 3) The color of the gutters must be factory anodized Dark Brown/Bronze in color or otherwise color treated. Field painting is not accepted.
- 4) It is recommended the downspouts be factory anodized color matched (as close as possible) to the body color of the house to lessen the visual impact or otherwise color treated. Field painting is not accepted.
- 5) Gutter downspouts may not extend beyond the landscaping beds alongside the body of the house.
- 6) A county permit maybe required. If the county permitting process results in any changes to the original ARC request, the changes must be submitted to the AR Committee and approved prior to construction beginning.
- 7) All work done is at the owner's expense.

Garage Lights

- 1) Garage Lights on either side of the overhead garage door must be wall lantern type and must be similar to the ones that are installed throughout our community. Solar lights are not acceptable.
- 2) It is recommended the lights be factory anodized dark in color, examples; dark brown/dark bronze in color or otherwise color treated. Field painting is not accepted.
- 3) All work done is at the owner's expense.

Kitchen vent for a range hood exhausting outside

- 1) A construction drawing for the proposed outside vent installation must be provided with the request form &/or specifications "cut sheets" of the outside vent from the manufacture &/or installer.
- 2) The exterior vent portion shall be painted within 60 days of installation to match the color of the body of the house to lessen the visual impact.