

DESIGN GUIDELINES

STARKEY RANCH

REVISED 2.27.26

STARKEY RANCH MASTER PROPERTY OWNER'S ASSOCIATION, INC.

Adopted: 3.13.26

Starkey Ranch MPOA Board of Directors

Introduction

Any notice or information required to be submitted to the Starkey Ranch ARC under these Design Guidelines must be submitted to the Starkey Ranch POA manager's office.

Background

Starkey Ranch is a master planned community located in Pasco County, Florida (the "Community"). The Community consists of certain villages planned for development (hereinafter each called a "Development Area" and collectively the "Development Areas") which are subject to the terms and provisions of Starkey Ranch MPUD, the Declaration of Easements, Covenants and Restrictions for Starkey Ranch ("CC&R"), applicable Development Area Ordinances, and any governmental Rules and Regulations are sometimes referred to herein as the "CC&R." The CC&R include provisions governing the construction of improvements and standards of maintenance, use and conduct for the preservation of the Community.

WS-TSR, LLC, a Delaware limited liability company, is the current "Declarant" under the CC&R.

Application and Starkey Ranch ARC

The CC&R provides that no "Improvement" may be constructed within the Community without the advance written approval of the Starkey Ranch Architectural Review Committee (ARC). The CC&R provides that the Declarant may adopt standards for the design, construction, landscaping, and exterior items placed on any Lot. The CC&R also include additional procedures and criteria for the construction of improvements within a Development Area.

The Starkey Ranch ARC has the authority to amend and modify these Design Guidelines, has the authority to grant variances and/or waivers to these Design Guidelines and has the authority to impress alternate Design Guidelines on one or more Development Areas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or in progress. It is the responsibility of each lot Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto.

Unless alternate or modified Design Guidelines are adopted for additional Development Areas, these Design Guidelines will apply to each Development Area made subject to the CC&R.

These Design Guidelines will apply only to lots within a Development Area which will be used for residential purposes. Declarant may adopt Design Guidelines for non-residential areas.

Governmental Requirements

Ordinances, rules, and regulations imposed by Pasco County, Southwest Florida Water Management District, Army Corp of Engineers, Florida Department of Environmental Protection and/or The TSR Community Development District (the "CDD") are applicable to Lots within the Community. It is the responsibility of each Owner to obtain all necessary governmental or regulatory permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within the Community. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the Starkey Ranch ARC for approval.

Furthermore, approval by the Starkey Ranch ARC should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot.

Neither the Declarant nor the Starkey Ranch ARC will have any responsibility for ensuring plans submitted to the Starkey Ranch ARC comply with any applicable building codes, zoning regulation and other government or regulatory requirements.

Interpretation

In the event of any conflict between these Design Guidelines, the CC&R or any Development Area Ordinance, the CC&R and/or the applicable governmental Development Area Ordinance shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the CC&R or an applicable Development Area Ordinance.

Any improvement, modification, or exterior change not expressly permitted by these Design Guidelines is prohibited and subject to enforcement.

Architectural Review Process

Objective

The objective of the review process is to promote aesthetic harmony within the Community by providing for compatibility of specific designs with surrounding buildings, the environment, and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

Review Process

Requests for approval of proposed construction, landscaping, or exterior modifications must conform to a review process as described in the "Plan Submittal" section of these Design Guidelines set forth below.

Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines, the CC&R, each applicable Development Area Declaration, and all requirements imposed by the Starkey Ranch ARC as a condition of approval.

Inspection

Upon completion of the work, as described in a Starkey Ranch ARC approved submittal, an authorized representative of the Starkey Ranch ARC may inspect the work to verify conformance with specific approved submittal. Any/all deficiencies identified by the Starkey Ranch ARC authorized representative shall be immediately removed or repaired to conform to the approved submittal.

Architectural and Aesthetic Standards Styles

Architectural styles may vary, subject to compatibility with surrounding properties and to the appropriate use of allowable exterior materials and colors. Certain home styles may be prohibited in the sole and absolute discretion of the Starkey Ranch ARC.

Aesthetic Appeal

The Starkey Ranch ARC may disapprove the construction or design of a home or a proposed modification on purely aesthetic grounds. Any prior decisions of the Starkey Ranch ARC regarding matters of design or aesthetics shall not be deemed to have set a precedent if the Starkey Ranch ARC feels that the repetition of such actions have any adverse effect on the Community.

Design Guidelines

The specific Design Guidelines detailed below have been adopted by the Starkey Ranch POA.

Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these Design Guidelines, you still must submit an application to the Starkey Ranch ARC. Please follow the application procedures and note on your application that your request is a special circumstance.

Prohibited Elements

The following architectural elements are prohibited within the Community unless expressly approved in advance and in writing by the Starkey Ranch ARC:

- Flat roofs
- Vinyl Siding
- Shed Roofs except as incidental to the main roof
- Stove pipe chimneys and unpainted metal chimney caps
- Random roof penetrations, vents, or skylights facing the street
- White or bubble skylights
- Mirrored glass or any reflective film on windows
- Vivid, inappropriate colors
- Window and Wall Air Conditioning Units
- Prefabricated sheds or storage units
- Glass enclosed porches
- The use of “Florida Glass” screen, or a spray on vinyl laminate on a screen enclosure
- Above ground natural gas or propane storage tanks
- Exterior water softener or water treatment equipment that exceed 18” above grade
- Wood slat privacy walls in lanai openings

Height and Views

Unless otherwise approved in advance by the Starkey Ranch ARC, no building or residential structure may exceed the approved height requirements per Starkey Ranch MPUD as measured from the design final elevation grade of a residential structure. Height is defined as the vertical distance from the average elevation of the grade at the front of the building or residential structure to the highest point on the structure exclusive of chimneys and ventilators. On sloping lots, the average finished grade adjacent to the front of the structure will be used as a basis to calculate height.

Specific lot views are neither guaranteed, preserved, nor protected within the Starkey Ranch Community.

Lot Sizes, Setbacks, Building Heights

All single family and multi-family residential house structures shall comply with the minimums as set forth in the Starkey Ranch MPUD (see tables on the following page):

Product Type	Minimum Lot Width (feet) (5)	Minimum Lot Depth (feet)	Conventional Setbacks (No Alley Access)										Maximum Lot Coverage (3)	Maximum Building Height
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (15')	Minimum Building Separation (15')	Minimum Building Separation (20')	Minimum Front Setback (2)	Minimum Corner Side Setback (2)	Minimum Rear Setback Primary Structure	Minimum Rear and Side Setback Accessory Structure			
			Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 3 feet / 12 feet	Side Setbacks 7.5 feet / 7.5 feet	Side Setbacks 10 feet / 10 feet	Structure / Garage Door	Structure / Garage Door			Primary / Accessory		
SF Detached	28	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet	
SF Detached	35	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet	
SF Detached	40	100	YES	YES	N/A	N/A	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet	
SF Detached	45	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 15 %	35 feet	
SF Detached	50	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	55	100	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	60	110	YES	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	65	110	N/A	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	75	110	N/A	YES	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	80	120	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	85	120	N/A	N/A	YES	YES	N/A	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	90	120	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Detached	> 90	130	N/A	N/A	N/A	N/A	YES	10 feet / 25 feet	10 feet / 25 feet	15 feet	5 feet	75 % / 10 %	35 feet	
SF Attached (1)	15	60	N/A	YES	N/A	N/A	N/A	zero / 25 feet	zero / 25 feet	15 feet (4)	N/A	100%	45 feet	
Multifamily	N/A	N/A	N/A	YES	N/A	N/A	N/A	zero / 25 feet	zero / 25 feet	zero	N/A	100%	65 feet	

- Notes : (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right of way or from the sidewalk.
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.
(4) Rear Setback for Townhomes may be reduced to zero if the lot is platted to the building perimeter and is surrounded by common area.
(5) Corner lots shall not be required to be 10-feet greater than the nominal widths listed above.

Product Type	Minimum Lot Width (feet) (4)	Minimum Lot Depth (feet)	TND Setbacks (Alley Access)						
			Minimum Building Separation (10')	Minimum Building Separation (10')	Minimum Building Separation (20')	Minimum Front or Corner Side Setback (2)	Minimum Rear Setback	Maximum Lot Coverage (3)	Maximum Building Height
			Side Setbacks 0 feet / 10 feet	Side Setbacks 5 feet / 5 feet	Side Setbacks 10 feet / 10 feet			Primary / Accessory	
SF Detached	28	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	35	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	40	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	45	100	YES	YES	N/A	10 feet	zero	75 % / 15 %	35 feet
SF Detached	50	100	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	55	100	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	60	110	YES	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	65	110	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	75	110	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	80	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	85	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	90	120	N/A	YES	N/A	10 feet	zero	75 % / 10 %	35 feet
SF Detached	> 90	130	N/A	N/A	YES	10 feet	zero	75 % / 10 %	35 feet
SF Attached (1)	15	60	N/A	YES	N/A	zero	zero	100%	45 feet
Multifamily	N/A	N/A	N/A	YES	N/A	zero	zero	100%	65 feet

Notes : (1) Single Family Attached shall refer to duplex, tri-plex and townhomes.
(2) Front Setbacks and Corner Side Setbacks shall be measured from the public road right of way or from the sidewalk.
(3) Maximum Lot Coverage for SF Attached will be measured within the block of lots containing the structure they support.
(4) Corner lots shall not be required to be 10-feet greater than the nominal widths listed above.

Primary Residential Units (Standard Home Section) - Square Foot Bands Air-Conditioned areas of each house are set forth below:

Lot Size	Minimum SF	Maximum SF
TH	1200	2000
34'	1400	2800
40'	1600	2800
45	1600	2800
50	2000	3350 *
55	2000	3350
65	2700	4100
75	3000	5000

* For Village 2, maximum square footage for 50' lots is 3450

Primary Residential Units (Estate Home Section) - Square Foot Bands

Square Foot Bands for Estate Home Sections are identified in the Estate Home Section Specific Architectural Requirements.

Adult Lifestyle Units – Square Foot Bands (Village 4)

Air-Conditioned areas of each house are set forth below:

Lot Size	Minimum SF	Maximum SF
TH	1200	1800
40'	1600	2600
45	1600	2600
50	1800	3350
55	1800	3350
65	2300	4100
75	3200	5000

NOTE: DECLARANT RESERVES THE RIGHT TO MODIFY THE MINIMUM AND MAXIMUM HOUSE SIZES FOR EACH DEVELOPMENT AREA OR SECTION AND TO GRANT WAIVERS FOR THE FOREGOING LIMITS.

Air Conditioning Units

Outside air conditioning units should be screened with appropriate landscaping of at least 3-gallon plants so as to not be seen from the street. Corner lot homes should locate the AC unit on the opposite side away from the corner street.

Antennas and Satellites Dishes

Exterior antennas are prohibited. Homeowners may install satellite dishes for the purpose of receiving audio and/or video programming and media reception. A dish antenna that is one meter or less in diameter (i.e., Direct Broadcast Satellite) may be approved. The satellite dish must be mounted to the outside of the house in the location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the back of the house or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property. Masts higher than six (6) feet will not be permitted. Screening, such as shrubs, is required where possible.

Accessory Buildings

All storage buildings, playhouses, etc. type structures shall be constructed and finished to match the main house finish detailing and color.

Accessory buildings shall not be allowed in the front or side yard.

Accessory buildings shall be proportioned to the site and house and shall not restrict the visibility of adjacent homeowners' view to public spaces, lakes, ponds, etc.

Additional landscape screening may also be required around accessory buildings based on the impact on adjacent homeowner's houses, views, etc.

Building Placement

Streetscape is an important feature of the Starkey Ranch Community. Placement of houses on lots are encouraged to be placed as close to the minimum front yard setback as possible. The same elevation and/or house colors will not be approved to be built adjacent or directly across the street including one home to either side of the house directly across the street. Houses located on corner lots, including alley corners, and adjacent to highly visible public areas are required to maintain additional detailing which are similar to front elevations, including landscaping.

Clothes Lines

Permanent or Semi-permanent clothes lines or similar apparatus for the exterior drying of clothes are not permitted. Removable clothes lines erected during daylight hours and only in the rear yard or those screened from view behind a fence are acceptable.

Community Sections Designation

Village 1

Standard Home Section – Within the Starkey Ranch community, the TH, 40, 45', 50' and 55' wide lots located in Village 1 are designated Standard Home Sections. The 65' wide lots located in Blocks 1, 2, 50 and 51 of Village 1 are designated Standard Home Sections. Please see the Community Section Designation site plan in the exhibit section for specific locations.

Estate Home Section – Within the Starkey Ranch community, the 65' wide and 75' wide lots located in Blocks 56 – 64 of Village 1 are designated Estate Home Sections. Please see the Community Section Designation site plan in the exhibit section for specific locations.

Village 2

Standard Home Section – Within the Starkey Ranch community, the TH, 40, 45', 50', 55', and 65' wide lots located in Village 2 are designated Standard Home Sections.

Within Village 2, the section of the Village located south of Long Spur will utilize tile roofing as the standard roofing material. Please see the Community Section Designation site plan in the exhibit section for specific locations.

Village 4 (Esplanade)

Standard Home Section – Within the Starkey Ranch community, all lots located in Village 4 (Esplanade) are designated Standard Home Sections. Tile roofs are standard in this section. Either textured or smooth stucco is allowed in this section of the community.

Village 7

Standard Home Section – Within the Starkey Ranch community, all lots located in Village 7 are designated Standard Home Sections. Textured stucco is allowed in this section of the community.

NW Villages A, B, C and D

Standard Home Section – Within the Starkey Ranch community, all lots located in NW Villages A, B, C and D are designated Standard Home Sections.

NW Villages E and F

Estate Home Section – Within the Starkey Ranch community, all lots in NW Villages E & F are designated Estate Home Sections.

NE Village

Standard Home Section – Within the Starkey Ranch community, all lots located in NE Village are designated Standard Home Sections.

Decks, Patios, Trellis, Pergola, Arbors, Gazebos, Screened Enclosures

The Starkey Ranch ARC must approve all decks, Arbors, Patios, Trellis, Pergolas, Gazebos, and/or screened enclosures. Homeowners are advised to consider the following factors:

1. Location. Items must be located in rear yards.
2. Scale and Style. The scale shall be compatible with the scale of the house as sited on the lot. Decks, particularly if elevated, should be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings. Screen enclosures should be mansard style to maintain visual consistency. However, if the lot configuration does not permit a mansard style, a gable style screen enclosure may be approved as an exception.
3. Materials. Construction materials for decks and gazebos must be of smooth high-quality pressure treated lumber or comparable composite material. Screened enclosures must be constructed using aluminum.
4. Color. Materials for decks and gazebos should be left in a natural condition to weather or treated with a neutral or wood color stain or sealer. Aluminum for screened enclosures must be black or bronze.
5. Under Deck Storage. Elevated decks may not utilize the under deck area for storage space. The Starkey Ranch ARC, particularly in the case of high decks, may require the use of decorative screening, either wood or plant material, to minimize adverse visual impacts.
6. All structures must be anchored securely and built to local building codes and meet requirements for wind speed.
7. All decks and structures must be kept out of the building setbacks for the lots to preserve buffering from neighbors and drainage on the lot.

Additional Standards for Gazebos (Freestanding Structures)

In addition to the general requirements above, gazebos must comply with the following standards:

1. Gazebos must be freestanding structures and may not be attached to the dwelling, lanai, screened enclosure, soffit, fascia, or any portion of the home.
2. Gazebos may not share rooflines or structural connections with the home.
3. Location. Gazebos must be located entirely within the rear yard. Gazebos must remain outside all building setbacks, easements, and restriction lines.
4. Size and Proportionality. The gazebo footprint must be proportional to the usable rear yard

area (defined as the area between the rear wall of the home and the rear property line, excluding easements and required setbacks). The maximum permitted gazebo size is 12 feet by 16 feet (192 square feet) and may not exceed 12 feet in height measured from the finished grade to the highest roof peak.

5. Scale and Visual Impact. The ARC may deny a gazebo that, in its sole discretion, is oversized for the lot, creates adverse visual impact, or materially impacts neighboring properties due to its massing, placement, or prominence.
6. Materials and Color. Gazebo materials and finishes must comply with the material and color standards listed above for decks and structures.
7. Construction. All gazebos must be securely anchored and constructed in compliance with applicable local building codes and wind-load requirements.

Design and Architecture

The following guidelines outline the design principles that builders adhered to during the development of Starkey Ranch. Homeowners wishing to make exterior modifications to their property are required to follow these same principles to maintain the community's aesthetic standards.

- The principal and side street yard facades for all structures must be at least 15% transparent for each story below the roofline. Builders are encouraged to include a window on the sidewalls of each home within the first 15' from the front corner of the home so as to provide additional transparency from and to the street.
- The architectural details and exterior finish materials for units on corner lots, alleyway corners, and adjacent to public or open spaces must be similar on the front and street-side elevations. Builders are encouraged to utilize the same exterior finish materials on all sides of each home so as to create a uniform appearance from multiple angles. Likewise, homes that back up to open areas, trails, and park areas so as to be visible to the public should have enhanced rear elevations with exterior finish materials and window detail similar to the front of the home.
- Building foundations for the front façade must be elevated a minimum of 18" above the finished sidewalk so as to allow for a minimum of two steps up to the front porch.
- Front-loaded garages may not compromise more than 50% of the building's linear front façade, except for homes located on front loaded lots 40' and 45' in width.
- Roof designs are encouraged to utilize simple roof massing principles. Pork chop style and other heavy or exaggerated style eave returns are not permitted to be used.
- Front elevations must be designed to subordinate garages to the house to the greatest extent possible. All homes are encouraged to have a front porch that highlights the front entrance to the home and provides residents with an outdoor living space capable of holding outdoor furniture.
- For each proposed home plan, a builder should submit three distinct elevations for review and approval by the ARC. Builders are encouraged to have each elevation be a distinct architectural style such as Craftsman, Florida Vernacular, Ranch Modern, etc.

Doors and Windows

Entrance doors shall be compatible with the house design. All front doors are required to be a

craftsman style with either $\frac{3}{4}$ or full glass. Opaque sidelights and transoms are encouraged but not required. Door material shall be solid wood, fiberglass or metal insulated exterior doors. Screen doors are allowed and shall be compatible with the design of the door and the color of the house.

All exterior windows are required to have an architectural detail with an alternate trim color to assist in framing the window. All corner lots must provide enhanced architectural details to frame windows that face the side street.

Driveways

Starkey Ranch ARC approval will be required for all driveway construction, extensions, modifications, and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common area.

1. Driveways shall intersect the street at as close to ninety degrees (90) as possible.
2. Unless otherwise approved in advance by the Starkey Ranch ARC, the maximum driveway grade within a lot is fourteen percent (14%). Curbs must transition cleanly into existing street curb and gutter so as not to impair existing drainage.
3. Driveways shall be constructed utilizing brick or concrete brick paver's materials, extending from the property line (sidewalk) to the garage. Paver colors and design patterns must be approved by the ARC before installation commences. Asphalt driveways are not permitted. Driveways cannot be painted.
4. Additions or modifications must be of the same materials as the existing driveway.
 - a. Owners can apply to Pasco County for a right of way permit to allow the widening of their driveway apron. Upon receipt of a permit to widen an apron, the owner can request that the Starkey Ranch ARC approve the widening of the driveway to match the widened apron. If the widening of an apron or driveway affects an existing tree, that tree must be replaced per the design guidelines.
 - b. Driveways may exceed the width of the garage door opening and home on one side (exterior side) for homes that have an side entry garage door where the additional turning radius is required for entry into the side entry garage. The width of the driveway should not exceed 28 feet on a home with a side entry garage.
 - c. The driveway for a home with a 3-car garage, cannot exceed 28 feet in width. The driveway for a home with a 2-car garage cannot exceed 20 feet in width.
 - d. For homes with street-facing garages, driveways may be widened by up to 2 feet on each side, provided the driveway does not extend beyond the width of the garage or encroach over the property line.
 - e. When requesting the widening of a driveway the entire existing apron must be removed and replaced with concrete or brick pavers to match the existing driveway. If the apron is rebuilt with brick, the owner can choose to leave the sidewalk as concrete or remove the sidewalk and replace it with brick pavers to match the existing driveway. The bricks must be replaced to allow an ADA accessible route across the driveway. In no case should the apron be widened by adding additional concrete or brick to the existing apron creating a patchwork effect.

- f. Rear entry homes must have a clear separation of no less than 2 feet between the driveway and patio (approximate distance between the interior side of the garage and the lanai opening).
5. The gating of private driveways is prohibited.
6. Parking and storage of trailers, camping trailers, boats, recreational vehicles, etc. will not be allowed.

Exterior Lighting

Exterior lighting must adhere to good security practices, ensuring adequate illumination for safety while minimizing disruption to neighbors. The Starkey Ranch ARC shall determine compliance based on measurable criteria, including lumen output, color temperature, beam angle, and light spill beyond the lot boundary. No exterior lighting may be directed outside the applicant's property. Additional lighting will not be approved if it results in an adverse visual impact to adjoining neighbors due to location, lumens, wattage, or other features. All fixtures must be compatible in style and scale with the applicant's home.

Architectural Accent Lighting

Architectural accent lighting systems may be approved if designed to highlight the architectural features of the home in a subtle and professional manner.

Requirements:

- Light Quality & Color
 - Warm white illumination only (2700K–2800K).
 - RGB systems are permitted only if they include a dedicated warm-white mode (RGBW or RGBWW) used as the default setting.
- Light Distribution
 - Beam angle of 120–140° producing even wall-wash illumination without visible cones or patterns.
 - Lamp spacing approximately 6–12 inches apart for consistent appearance.
- Design & Installation
 - Fixtures must be low-profile, housed in aluminum channels color-matched to fascia or soffit, with all wiring concealed.
 - Systems must operate at low voltage (12–24 V DC) and use commercial-grade products designed for permanent outdoor use.
 - Mounting hardware must be discreet, painted, or color-matched to blend with fascia/soffit.

Placement Guidelines

- Primary installation limited to street facing sections of the home.

- Rear installation is only permitted on homes where the rear elevation directly faces a street or alley.
- All lighting must be designed and shielded to prevent glare and light spill beyond the lot boundary.

Prohibited Systems

- Lighting that emits non-warm white color as the standard setting; projects decorative patterns or shapes visible as the default setting; or utilizes consumer-grade or holiday-type lighting products not intended for permanent outdoor installation.

Landscape Lighting

Low-voltage or solar-powered landscape lighting is permitted along walkways, planting beds, or landscaped areas provided all wiring is concealed, fixtures do not exceed 18 inches in height, and no more than ten (10) fixtures per lot are installed without ARC approval.

Estate Home Section Specific Architectural Requirements

Village 1

For lots in the Village 1 Estate Home Section of the community, the following requirements will apply:

1. Tile roofing will be the standard material in this section. Specific types and colors will be approved by the Starkey Ranch ARC.
2. For those lots with a minimum lot depth of 150’ or greater, the minimum front setback will be 15’/30’ (structure/garage door).
3. Textured stucco finish will be allowed only in conjunction with tile roofs. Specific types and colors will be approved by the Starkey Ranch ARC.
4. The minimum ceiling height for the first floor is 10’, and the minimum ceiling height for the second floor is 9’.
5. Air-Conditioned areas of each house are set forth below:

Lot Size	Minimum SF	Maximum SF
65	2700	3800
75	3150	5000

NOTE: DECLARANT RESERVES THE RIGHT TO MODIFY THE MINIMUM AND MAXIMUM HOUSE SIZES FOR EACH DEVELOPMENT AREA OR SECTION AND TO GRANT WAIVERS FOR THE FOREGOING LIMITS.

NW Villages E & F

For lots in the NW Villages E & F Estate Home Sections of the community, the following requirements will apply.

1. Items 1-4 (tile roofing, minimum front setback, textured stucco finish, minimum ceiling

heights) from Village 1 Estate Home Section apply to this section.

2. Air-Conditioned areas of each house are set forth below:

Lot Size	Minimum SF	Maximum SF
65	2700	4400
75	3150	NO MAX

NOTE: DECLARANT RESERVES THE RIGHT TO MODIFY THE MINIMUM AND MAXIMUM HOUSE SIZES FOR EACH DEVELOPMENT AREA OR SECTION AND TO GRANT WAIVERS FOR THE FOREGOING LIMITS.

Exterior Painting

Homeowners may select from color schemes that correspond to the builder of their home. Requests must be submitted to the Starkey Ranch ARC for review and approval prior to painting the house. Paint must be applied to the designated areas of the home as indicated in the paint scheme. Adjacent houses or houses across the street from each other shall not have the same or similar exterior color schemes.

Garage doors shall be painted to match the body, trim or siding color as directed and approved by the Starkey Ranch ARC to minimize the impact of the garage doors on the streetscape.

In general terms, acceptable color schemes include earth tones, light pastels, and other natural colors.

An application is not required to repaint or re-stain a structure to match the original color. However, all exterior color changes must be approved. This requirement applies to exterior walls, doors, shutters, trim, roofing, and other appurtenant structures.

Fences

All fences must be reviewed and approved by the Starkey Ranch ARC on a lot-by-lot basis prior to proceeding with construction. Fencing shall be located within property lines and coordinated with other existing adjacent fencing. At no time shall fences be permanently affixed to an existing CDD installed fence. General guidelines for the construction of fences are provided below.

1. Fence Types and Material - All fences must be CPTED – compliant and constructed with approved Pasco County material types. No chain link, mesh, barbed wire, or hog wire fences will be allowed on a residential lot.
 - a. Fencing which is finished on one side only must be constructed with the finished side facing out. All fence pickets must be installed on the outside of the posts. Gates must be constructed of the same height as the fence and be of the same material as the fence. Gate hardware shall be unobtrusive and rust resistant.
 - b. Vertical members shall be plumb. Fences shall be left to weather naturally or coated with a clear sealant.

- c. All Fencing must follow the contour of the ground. “Stair stepping” of fencing is not permitted.
 - d. Approved fencing materials: PVC Vinyl (Beige) and powder coated aluminum (Black).
2. Fencing Limitations in Village E (Anclote Reserve) – Only black Aluminum picket fences will be approved in this neighborhood.
 3. Fence Limitations on Interior Lots- The height of the fence shall not exceed six (6) feet above ground level. Fencing on interior lots shall be solid or open picket style.
 4. Fence Limitations on Exterior Lots - Fencing on lots that are adjacent to retention areas, natural areas, trails, parks, wetlands, lakes, or ponds must not be solid. Height shall not exceed four (4) feet and shall be an open picket style with a 3’ setback from the side property line. Fences must taper in situations where different heights are required. A continuous hedge of approved shrub material must be planted and maintained in the setback directly adjacent to the exterior of the fence. For lots adjacent to public areas such as trails or parks, if fencing is set back at least 10 feet from the rear or side property line, the maximum height is 6 feet, and the portion of the fence that is greater than 4 feet shall be no more than 60% opaque. A continuous hedge of approved shrub material or a combination of tree and landscape material must be planted and maintained on the exterior of the fence.
 5. Fence Limitations on corner lots – Fencing shall be picket style and not exceed 4 feet in height with a 3’ set back from the side property line. A continuous hedge of approved shrub material must be planted and maintained in this 3’ setback. If fencing set back is equal to the rear corner of the home in line with the sidewall of the home, the maximum fence height is 6 feet and may be 100% opaque. Fences shall not be used to enclose or form the side wall of a porch or lanai. A continuous hedge of approved shrub material must be planted and maintained directly adjacent to the exterior of the fence.
 6. Fencing Limitations on alley loaded product Fencing shall be picket style and not exceed 4 feet in height with a 3’ set back from the rear property line. A continuous hedge of approved shrub material must be planted and maintained in this 3’ setback. If fencing is set back at least 10 feet from the rear property line, the maximum height is 6 feet, and the portion of the fence that is greater than 4 feet shall be no more than 60% opaque. A continuous hedge of approved shrub material or a combination of tree and landscape material must be planted and maintained on the exterior of the fence. If fencing is set back equal to the rear corner of the garage, the maximum height is 6 feet and may be 100% opaque. A continuous hedge of approved shrub material must be planted and maintained directly adjacent to the exterior of the fence.
 7. Rear Yard Fencing- Fences located in the rear yard of the lot shall not extend forward of the rear of the house beyond the rear corner of the home. Exceptions may be granted if the proposed fence connects to an approved fence on an adjacent property.

Fencing within a lot will be a consistent style and size. An exception to consistent styles will be made when a different fence style has been erected by an adjoining neighbor or when considering unusual property configurations.

8. Front Yard Fencing – Front yard fences are acceptable but shall be reviewed by the Starkey Ranch ARC on a case-by-case basis. Fences shall be an open picket style and shall not exceed three (3) feet in height with a 3' set back from the front property line. A continuous hedge of approved shrub material must be planted and maintained in this 3' setback. All design, style, and color of fencing for front yards must be approved by the Starkey Ranch ARC.
9. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.
 10. Fencing shall be allowed over utility, drainage and water quality easements, homeowner shall be responsible for any/all cost to removing fencing if required for maintenance. Fencing shall not impede or change drainage patterns. Fences may not restrict access for maintenance to any utility or drainage easement.

Flags and Flagpoles

One flagpole no taller than 20 feet in height displaying the American flag may be installed with Starkey Ranch ARC approval on each single-family lot. Flag poles should not be located in such a way to obstruct the sight triangle on a corner lot. Temporary flagpole staffs that do not extend higher than the roof of the house and are attached to the dwelling unit do not require approval by the Starkey Ranch ARC.

The following flags shall not require Starkey Ranch ARC approval, provided no more than two (2) are displayed on pole as described in this section:

- U.S. flag (not to exceed 54" x 72" in size)
- State of Florida flag (not to exceed 54" x 72")
- Official flags of the U.S. Armed Forces, Army, Navy, Air Force, Space Force, Marines, Coast Guard or Prisoner of War/Missing In Action (not to exceed 54" x 72" in size)
- Flags representing Institutions of Education, Sports Teams, or Civic Organizations (Limited to 48-hour period per week). Flag size not to exceed 54" x 72."
- No other flags are permitted unless approved by the Starkey Ranch ARC.

Garages and Garage Doors

1. All garages for single family detached homes shall have a minimum width of nineteen (19) feet and a minimum length of twenty (20) feet as measured from the inside wall of the garage. All garages must accommodate two (2) cars and may include either one sixteen (16) foot overhead door or two (2) overhead doors; each a minimum of eight (8) feet in width.
2. For all houses with garage doors visible from the street in front of the house a traditional or carriage style garage door is required. The garage door must incorporate architectural features including decorative hinges and a minimum of 2 handles per door. Glass in upper garage door panels is encouraged. Doors should be painted to match the main body of the home or be a faux wood finish as approved by the Starkey Ranch ARC.
3. For all Houses with garage doors only visible from the rear alleyways a decorative style garage door is required with raised panels or trim work. Doors should be painted to match the main body of the home.

4. All detached garages shall be finished to match the main house detailing and colors.

Generators

Generators must be set back a minimum of 10' from the front or rear of home and be screened from street view by approved landscaping.

Gutters and Downspouts

Builders are encouraged to provide homes that have gutters and downspouts to assist in managing rainwater. Gutters are to be white or bronze in color or painted to match the trim adjacent to their location. Downspouts may be exposed only if bronze in color or are painted to match the color of the adjacent trim, wall, column, etc. Downspouts are encouraged to be setback from the corners of the home so that they are not visually prominent.

Holiday Decorations and Lighting

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. No ARC application shall be required. However, in the event the ARC determines the decorations and/or lighting are:

1. Excessive in number, size or brightness;
2. Draw excessive traffic;
3. Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent lots;
or
4. Cause a dangerous condition to exist, the Homeowner must remove the decorations or lighting within 48 hours after receiving written Notice from the Association.

The color and patterns shall conform to previously described holiday timeframes. All non-holiday time frames shall employ only a fixed color of low intensity. No color, other than warm white shall be used during non-holiday timeframes. Lights should only be placed on the sections of the home that face the street or do not illuminate a neighboring residence.

These guidelines are applicable to temporary and permanent exterior lighting systems.

Hot Tubs, Spas

Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck, or patio to which it is attached or most closely related. All hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the Starkey Ranch ARC.

Irrigation Systems

Automatically controlled irrigation systems are mandatory and will be required to include the following conservation features:

- Rain and/or moisture sensors.

- Backflow prevention devices installed in accordance with applicable governmental codes and regulations.
- Zoning of irrigation system based on plant water requirements with irrigation zones for turf grass and landscape beds separated.
- Minimization of overspray onto house structure, sidewalks, driveways, or hardscape structures.
- Utilization of low volume irrigation practices.
- High-volume irrigation should not irrigate more than 60% of the total landscaped area with micro-irrigation utilized in plant and shrub beds.

All Landscape beds and grass within the front yard of each homesite shall be irrigated. The required irrigation system must be installed in accordance with Pasco County rules and regulations.

Reuse irrigation water will be provided at each lot corner by Pasco County Utilities. Individual wells are prohibited. System must be kept in good working order at all times to prevent dead or otherwise unsightly landscaping.

Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.

Landscaping

All major landscape installations or changes must be approved in advance by the Starkey Ranch ARC. A landscape plan must be submitted for all home sites and design of the landscaping will be considered as a part of the architectural design process. Landscape plans shall show the location of all proposed plant materials and include a plant legend comprised of the plant species, quantities, and sizes at the time of planting. Landscape designs must contain a variety of plant materials arranged in a manner consistent with the native surrounding landscape. Informal, natural groupings are suitable and encouraged. An approved plant list is attached.

The use of annual flowers should be in good taste. No more than 10 annuals from the approved list can be planted in a flower bed without ARC approval. Annual flowers should be kept in a healthy and manicured condition and should be removed or replaced when their season ends.

ARC approved landscape plans shall be installed within 30 days after the completion of construction and before the occupancy of any residential house structure. Approved landscape plans, changes, and modifications shall be completed within 90 days of Starkey Ranch ARC application approval date.

Utilization of Xeriscaping practices common to Florida are strongly recommended. Landscape designs are encouraged to meet the qualifications provided by the Florida Water Star program administered by the Southwest Florida Water Management District.

Low water use turf species such as Zoysia and Bahia grasses are encouraged and approved for uses within the Starkey Ranch Community. All front and side yards are required to have Zoysia grass or St. Augustine grass. Bahia grasses are not approved for use within the front or side yards. Optional Bahia grass may be installed from the rear of the house structure to rear property line.

Artificial turf may be used in the rear yard of homes in areas that are fenced in and not otherwise visible from the front street or alleyway. Artificial turf should be a minimum of 2" in length. The

removal of existing sod and placement of artificial turf should not alter the established drainage pattern of the yard.

For homes that require front yard trees to be planted overtop of the utility easement in the front yard due to spacing requirements the species of the front yard tree is limited to Red Maple, Fringe Tree, Dahoon Holly, Crape Myrtle, or Chickasaw Plum trees as noted on the approved plant list.

If an owner desires to remove a required front or side yard canopy tree and not replace it with another species of approved canopy tree, then they can apply to the ARC to plant 3 cabbage palms in its place. The cabbage palms should be planted in a cluster when possible and be a minimum of 8' trunk height when planted. Using varying heights of palm trees is encouraged. All replacement trees should be planted as a minimum of 3" DBH caliper trees.

If an owner desires to remove a required front or side accent tree, any approved canopy or accent tree can be used in its place. This includes approved palm trees.

Sylvester, Robellini and Chinese Fan palms are considered accent trees and are not eligible to replace a canopy tree. When placed in the front yard as an accent tree, Sylvester and Chinese Fan palms have a minimum trunk height requirement of 8'.

If a street tree needs to be removed due to disease or damage, it must be replaced with the same species of tree to maintain the community master landscape plan.

Minimum Landscape Requirements for single family detached residential lots are as follows, all tree and plant material should meet the grading standards of the Florida #1 grade or better.

1) Landscape Minimum Requirements for interior lots

- a) A minimum of a 5' wide landscape buffer along the rear lot line. Buffer should be comprised of a mixture of trees and shrubs and or decorative grasses to provide a visual buffer between homes.

2) Landscape Minimum Requirements for corner lots

- a) All corner lots shall have 2 additional side yard canopy trees (4" caliper) placed a minimum of 7' from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) Corner lots must have a continuous hedge of 3-gallon plants along house structure on the open roadside.

3) Landscape Minimum Requirements for alley loaded lots

- a) A minimum of (1) rear yard landscape or canopy tree placed 10' from the rear property line.
- b) Corner lots must have a continuous hedge of 3-gallon plants along house structure and driveway to the rear property line on the side open to the view of the public.

4) Landscape Minimum Requirements for 40' – 45' lots

- a) Minimum One (1) front yard landscape tree (4" caliper) placed a minimum of 5' from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed

by Builder or lot owners

- b) At least 30 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
- c) Two front yard accent plants of 65 gallon (3” caliper) or multi trunk.

5) Landscape Minimum Requirements for 50’ – 55’ lots

- a) Minimum One (1) front yard landscape tree (4” caliper) placed a minimum of 5’ from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) At least 36 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
- c) Two front yard accent plants of 65 gallon (3” caliper) or multi trunk.
- d) All front yard trees cannot be approved palms.

6) Landscape Minimum Requirements for 60’ – 65’ lots

- a) Minimum One (1) front yard canopy tree (4” caliper) placed a minimum of 10’ from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) At least 42 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
- c) Two front yard accent plants of 65 gallon (3” caliper) or multi trunk.
- d) All front yard trees cannot be approved palms.

7) Landscape Minimum Requirements for lots larger than 70’

- a) Minimum One (1) front yard canopy tree (4” caliper) placed a minimum of 10’ from the foundation of the house. This is in addition to Pasco County required Street trees which are part of the community master landscape plan. Both trees are required to be installed by Builder or lot owners
- b) At least 48 – (3) three-gallon plants serving as foundation plantings of at least 3 different types of plants. See attached exhibit for approved plant species.
- c) Three front yard accent plants of 65 gallon (3” caliper) or multi trunk.
- d) All front yard trees cannot be approved palms.

Front yards and rear yards on alleyways are not permitted to be all rock, mulch, stone, etc.

No additional landscaping other than Pasco County required street trees is allowed between the sidewalk and back of curb.

The homeowner is responsible for maintaining the lawn and plantings areas from the back of the curb to the sidewalk as well as the entire landscape areas within the property lines.

Not more than five (5) decorative landscape pots equal to or less than 20 inches tall and 20 inches in

diameter are permitted and must be earth tone in color. The plant materials in these pots should be seasonal in nature and refreshed with each season. In no case should pots become overgrown or have dead plant materials in them. Pots are not allowed to be partially or fully buried.

One statue or ornament equal to or less than 24 inches in height shall be allowed without approval by the ARC in a landscape bed in the front yard of the home.

Borders/Edgers

- An application is required for the installation of all landscape borders, edging, curbing, or similar structures to be located in front yards or areas visible to others in the community. The use of landscape timbers and railroad ties is prohibited.
- Rocks edging for flower beds are allowed with the following restrictions. The maximum width of rock edging shall be no greater than 6" in width. The type of rock shall be either granite or fieldstone or a type of rock naturally found in the State of Florida. In no case should there be rocks used as mulch inside a planting area that has a landscape border of another material. If rocks are desired to be used in a small bed area to prevent erosion the total area should not exceed 8 square feet of contiguous area.
- Landscape borders are not permitted on street trees planted between the curb and the sidewalk.
- In most cases the ARC will only approve landscape edging that is constructed up to a maximum of 6" above ground level. The border/edges must follow the established landscape pattern. In no circumstance should a landscape border simply be a brick or piece of concrete set or placed on the edge of a landscape bed. Borders should form a contiguous and interlocking system that works to hold the mulch of the landscape bed in place. When possible, landscape edging should have a portion of the system buried as well as a portion of the system visible.
- Landscape borders shall be of one color and one style throughout the lot.
- In most cases the ARC will only approve landscape edging that is constructed up to a maximum of 6" above ground level. The border/edges must follow the established landscape pattern. In no circumstance should a landscape border simply be a brick or piece of concrete set or placed on the edge of a landscape bed. Borders must form a contiguous and interlocking system. When possible, landscape edging must have a portion of the system buried as well as a portion of the system visible.
- Borders and edging must be of a natural color and blend in with the existing landscaping.

Plant beds and trees visible from the street will be mulched with pine bark or pine straw. Material shall be of a single-color scheme and type throughout the landscaping for the lot.

Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.

Landscape Maintenance

Landscape maintenance on all residential lots are strongly encouraged to use integrated pest management (IPM) to minimize exposure of storm water run-off. For specific requirements for IPM consult a local landscape maintenance professional, United States EPA or the University of Florida Extension Services.

Mailboxes and Address Markers

Builder shall be responsible for providing each single-family detached house constructed with a standard mailbox receptacle. The standard mailbox receptacle for the community will be a cluster box unit. Developer shall provide the Builder with design and specifications of approved types. Any change to a mailbox receptacle requires the Starkey Ranch ARC approval.

The address number must be clearly indicated on the front of the house. ARC shall provide Builder with design and specifications of approved address number types.

Outdoor Kitchens, Barbeque Grills

Permanent construction of outdoor kitchens or barbeque grills shall only be constructed in rear yards and must have Starkey Ranch ARC approval before construction commences. The exterior finish of all outdoor kitchens must match the finish of the home.

Freestanding barbecue grills are permitted only if they are stored and used in a location that is not visible from the front or side street.

Porches

Porches are an important detail of the Starkey Ranch Community and are strongly recommended and encouraged. Porch style and colors shall be consistent with the house's design detailing. Houses with garages located on front loading houses must have a front porch.

Patios

All patio construction requires ARC approval. Patios must be located in the rear yard behind the house. A durable construction material such as stone, brick, pavers, flagstone, concrete, or similar material should be used. Size of patios should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.

Recreation and Play Equipment

Permanent Basketball backboards installed within front or rear yards adjacent to driveways must be approved by the ARC. Backboards may not be affixed to the home. Clear Plexiglas backboards are encouraged. At all times, the pole, backboard, hoop, and net must be maintained appropriately and kept in good repair. Poles are painted a solid earth tone or black. No court markings shall be painted, drawn, or otherwise affixed to the driveway playing surface. Permanent basketball backboards are not allowed to be constructed adjacent to or in alleys. Temporary basketball backboards are allowed as long as they are removed and stored daily. Only 1 permanent basketball hoop is allowed per lot.

Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure must be located in the rear yard. Examples include sandboxes, playhouses, swing sets, trampolines, etc. Athletic equipment such as Basketball backboards, batting apparatuses, soccer goals, fitness equipment, etc. are allowed in rear yards without ARC approval if properly screened from front and side streets.

Tennis and pickleball courts are prohibited on individual residential lots. All other sports-related courts require approval from the ARC before installation. Courts must be located in the rear yard and confined within the rear corners of the home. Only materials specified in the Patios section of the Design Guidelines are permitted for construction. Additionally, owners must incorporate sound-

dampening features to minimize noise impact on neighboring properties.

Real Estate Signs

Only one post sign advertising a property for sale or rent may be displayed on a lot. Such signs must not exceed one (1) discreet, professionally prepared "For Sale" sign of not more than three (3) square feet. Sign may only be placed in the front yard of the home. Flyer boxes are not permitted to be added to the signpost. Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental or regulatory ordinances, rules, and regulations.

Roofs

With the exception of Estate Home Sections & Homestead Park Neighborhood, unless a waiver has been granted, asphalt shingles are the community standard roofing material and the color and texture shall be consistent with the house design and detailing. Shingles shall be at least 25 year Architectural Grade Asphalt Shingles. Colors other than black, gray, or brown must be submitted to the ARC for review and approval prior to beginning construction.

Other roof types may be considered on a case by case basis and shall be submitted to ARC for review and approval before beginning construction.

Roofs shall have a minimum roof slope of 6/12. Flat roofing is not acceptable except in only minor areas with approval. All connecting roofs, i.e., garage to main structure or freestanding garage, etc. shall have a roof with material similar to that of the main structure.

Detached garages must have roof type identical to main house.

Insulated aluminum panel roofs are permitted when installed in conjunction or within a larger screen enclosure. These roof systems are limited in width to match the width of the rear of the home, and in no case should they extend beyond the corner of the home. These roof systems are also limited in depth to extend no more than 8' from the rear of the existing home.

Sidewalks and Pathways

Sidewalks and pathways require ARC approval. They should be installed flush to the ground. Only concrete or brick paver materials are allowed. The scale, location, design, and color should be compatible with the lot, home, and surroundings. Sidewalks may not be painted.

Rear Entry Homes in Monroe Commons and Stancil Park that have garages that are detached may submit an application to build a 3' sidewalk from the driveway to the back patio. The sidewalk should be located 6" from edge of garage. This will preserve 1.5' of drainage area between the sidewalk and property line.

Outside of Monroe Commons and Stancil Park, walkways and/or pathways on side yards are not allowed.

Stepping stones may be permitted as an alternative to sidewalks and pathways but require ARC approval. Stepping stones should adhere to a maximum size of 16" x 24" and should be positioned with a stride's width of separation between them.

Solar Panels

Solar panels and solar collectors are permitted and require Starkey Ranch ARC approval before

construction commences. Panels should not be placed on the street facing side of the home unless the front of the home faces within 45 degrees of due south. All other roof surfaces should be utilized to achieve optimal output.

Storm Shutters & Hurricane Protection

To further comply with Florida House Bill 293 (2024) and the Florida Building Code, these specifications establish the approved standards for hurricane protection within Starkey Ranch. They ensure that homeowners may install effective hurricane protection while maintaining the community's architectural character.

1. General Requirements

- All hurricane shutters or similar protective coverings for windows and glass doors on a residence must comply with these standards and receive Starkey Ranch ARC approval prior to installation. Owners are required to submit an ARC application including product specifications, color samples, and placement drawings.
- All hurricane protection systems must:
 - Comply with the Florida Building Code and all applicable Pasco County permitting requirements.
 - Be installed by a licensed contractor.
 - Be maintained in good working order and removed/repaired if damaged.
- All temporary hurricane shutters and protective window coverings of any type must be removed or taken down no later than five (5) days after the specific named storm and/or threat of a named storm winds has passed the property area. Permanent hurricane protection systems must remain open or retracted except during named storms and/or threat of a named storm winds has passed.

2. Approved Hurricane Protection Systems

The following systems are allowed if they meet building code standards and ARC approval:

a) Impact-Resistant Windows & Doors

- Must match the home's existing frame style and color.
- Tinted glass permitted if consistent with community standards; mirrored or reflective glass is prohibited.

b) Storm Panels (Removable)

- Allowed on all elevations, provided they are stored out of view when not in use.
- Track systems must be painted to match adjacent surfaces.

c) Hurricane Protection Screens for Windows

- Hurricane-rated window protection screens manufactured and certified to meet or exceed Florida Building Code standards for impact resistance.

- Brands such as CrimSafe or equivalent or better products specifically designed and marketed as hurricane protection systems.
- Screens must be permanently installed within the existing window framing or housing, flush to the window, and not protrude beyond the window trim.
- Colors must match or complement the home's existing window frames or exterior trim (typically bronze, black, or white).
- Screens must maintain a consistent appearance across all visible windows on a home.

d) Roll-Down Shutters

- Rolling hurricane shutters may be considered but only in areas where the housing unit is not visible (ex. inside of a lanai or entryway). These units should be installed as close to the soffit as possible.
- Housing boxes and tracks must be painted to match adjacent trim, siding, or wall color.
- Units should be low-profile and integrated into architectural lines where possible.

e) Colonial Shutters

- Colonial-style shutters may be approved only on homes where they are consistent with the architectural style of the residence and proportionate to the window openings. These shutters are appropriate for standard-sized windows and are not suitable for large openings or sliding glass doors. Shutters must be sized to cover the full height of the window when closed and may not be installed on windows wider than 48 inches unless designed as bi-fold or multi-panel units approved by the Starkey Ranch ARC.
- When replacing existing decorative (non-functioning) shutters with functional storm-rated shutters, the decorative shutters must be removed, and the replacement shutters must be painted or color-matched to complement the existing exterior materials and color palette.

3. Aesthetic Standards

- All hurricane protection must be neutral in appearance and consistent with the home's exterior.
- Bright, reflective, or high-contrast colors are prohibited.
- Manufacturer identification or certification markings on hurricane shutters and screens are permitted provided they are not legible from more than 10 feet away and are limited to the manufacturer's required logo or compliance labeling. No marketing or promotional advertising is permitted.
- Mounting brackets must be discreet and may be permanently installed on the home.
- ARC may require landscaping, trim, or concealment for visual screening.

Installations not in compliance with these specifications or ARC approval may be subject to removal at the owner's expense.

Structure Style and Materials

The Starkey Ranch ARC encourages the use of a variety of materials, which can add textural richness to the structure. The principal facades of homes must exhibit a variety of architectural details, including with limitation, window banding, wainscot, variable porch designs and columns, color schemes, and rooflines. The goal is to have houses constructed with materials that are compatible with the general color and texture of the surrounding landscape.

Solid masonry block or wood frame structures are acceptable construction methods for both single and two story homes.

Smooth stucco, hardi plank or similar materials, brick, stone, and cultured stone are acceptable exterior materials. With the exception of Estate Home Sections, textured or trowel finished stucco is not permitted. If stucco is the main exterior finish, each single family home or townhome unit is strongly encouraged to have two additional exterior finishes to provide architectural character to the home. i.e., stone, scale, board and baton, or horizontal hardi board siding. At a minimum banding with alternate trim colors must be provided. For every nine elevations approved, builders will be limited to a maximum of 1 basic "A" elevation with smooth stucco finish and banding only.

Builders and homeowners are encouraged to utilize the same exterior finish materials on all sides of each home so as to create a uniform appearance from multiple angles.

All windows shall have a minimum architectural treatment of raised stucco bands and must be approved by the Starkey Ranch ARC. Shutters that are proportional to window size should be utilized whenever possible.

All other exterior accents should appear to be authentic and functional. Items that are ornamental in nature will not be permitted.

Swimming Pools

Temporary or above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. They must be approved by the ARC. All exposed turndown foundations shall have a finish texture and color matching the exterior of the home.

All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with all jurisdictional codes. Screen pool enclosures and security fencing must have ARC approval. Screens shall be bronze or black only.

Pools shall be constructed in accordance with all applicable governing agency codes and regulations.

Pool equipment shall be enclosed by landscaping, or a structural screening element constructed of the same materials as the principal residence or screened with landscape. Pool equipment may not be placed at the rear corner of a home in such a way that it would prevent the future installation of a fence that must abut the rear corner of the home or an approved fence on an adjacent property.

At the completion of pool construction, homeowner must ensure all damage to homeowner property, adjacent home, sidewalks, landscaping, CDD property; including fencing, concrete or asphalt walkways and roadways are restored to their original condition.

Security

Neither the Declarant, the Association, nor the Starkey Ranch ARC will be responsible for the security of individual residential lots within the Starkey Ranch community. If theft, vandalism, or

criminal activities occur, the home/lot owner should first contact the Pasco County Sheriff's Department and then notify a representative of the Starkey Ranch POA or CDD.

Tree Removal

Living trees may not be removed without the prior approval of the Starkey Ranch ARC. Exceptions to this are trees that pose an imminent hazard to persons or property. Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal. Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump should be ground down. In the event a hazard tree is removed, a suitable replacement shall be planted, at homeowner expense, in the same location. See "Landscaping" section of this document for specific tree requirements.

Trees that are removed to accommodate the residence or lot modifications (i.e., pool installation, fence installation, etc.) must be relocated to another location within the lot.

Trash Containers

All trash containers must be stored out of view of the front street & alleyways on non-collection days.

If a homeowner desires to build an enclosure or "pad" for the outdoor storage of their garbage can, it must be set back a minimum of 10' from the front corner of the home. A 4' tall tan PVC fence section or a 4' tall painted wood fence section may be used to form the base enclosure, otherwise the "pad" should be screened with approved shrubs. Outside of the fence panel landscaping must be planted to buffer view of any fencing materials and trash can from the street. Walkways from the constructed trash can pad are not allowed.

Vegetable Gardens

Vegetable Gardens of a seasonal and temporary nature may be planted in the rear of a home without ARC approval if they are not visible from the front or side street and or an alleyway. The size of these temporary gardens is restricted to 100 square feet. Non-approved trees are not permitted in these temporary gardens. Larger gardens or gardens that are visible from a street or an alley will be considered by the ARC on a case by case basis. If a garden becomes overgrown or unattended the homeowner will be required to take immediate action to remove the garden and restore grass or shrubs in the area.

Walls, Retaining Walls

The design and placement of permanent wall or retaining wall structures must be approved in advance by the Starkey Ranch ARC.

Maintenance

Residents are responsible for maintaining the exterior appearance of their house, landscape and other improvements in good order and repair. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling paint on houses

- Damaged or dented mailboxes, garage doors
- Fences and gates with leaning, broken, deteriorating or missing parts
- Recreation equipment or playhouses with broken doors or in need of painting or other repairs
- Decks with missing or broken railing or parts
- Unkempt lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying, or dead plants.
- Missing shutters, shingles, windowpanes or storm window parts, house numbers, bricks, siding, etc.
- Storage of play items, yard equipment and other clutter in front or rear yards
- Mold/mildew on exterior walls, fascia, sidewalks, driveways, fences, and garage doors.

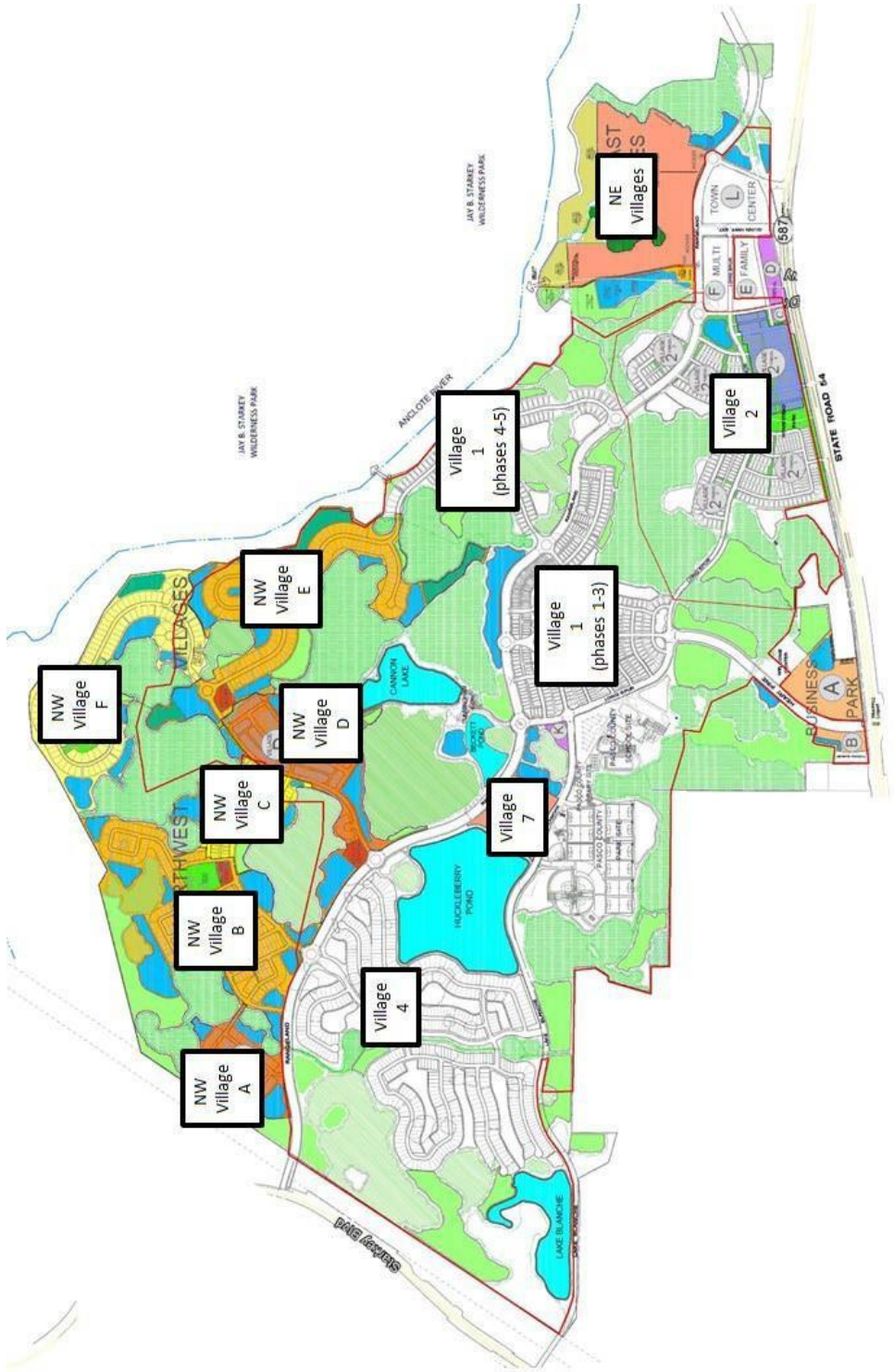
The exteriors of all structures, including, without limitation, walls, doors, windows, roofs, and porticos, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than twelve (12) months after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. If not properly maintained and/or is deemed as a safety hazard, the Starkey Ranch ARC may make necessary repairs and bill the home/lot owner.

Grandfather Clause

Any change made to a homeowner's property, which has been approved by the Starkey Ranch ARC and is properly documented prior to the adoption of the above guidelines, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder are automatically grandfathered. These modifications will be considered acceptable under this clause.

EXHIBITS

Community Section Designation – Overall Site Plan



Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities within the Community. Periodic inspections by an authorized representative of the Starkey Ranch Developer or POA may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied within 48 hours, fines may be levied against the Owner of the lot.

THERE ARE IMPORTANT MANDATORY EPA STORMWATER EROSION CONTROL REGULATION REQUIREMENTS GOVERNING THE STARKEY RANCH PROJECT WHICH MUST BE FOLLOWED BY EACH LOT OWNER. A COPY OF SAME MAY BE OBTAINED BY CONTACTING THE HOMEOWNERS ASSOCIATION. IT IS THE RESPONSIBILITY OF THE LOT/HOMEOWNER TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES PRIOR TO THE START OF ANY/ALL APPROVED CONSTRUCTION ACTIVITY.

Construction Hours

All approved Construction activities may take place only during the following hours: Monday through Saturday from 7:00 a.m. until 7:00 p.m., and on Sundays from 9:00 a.m. until 5:00 p.m.

There shall be no construction on the following holidays: New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

Noise

The use of radios, tapes and CD players must be restrained so as not to be heard on an adjoining lot or street.

Material and Equipment Storage

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk.

Owners and builders may not disturb, damage, or trespass on adjacent property.

Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed. Homeowners and builders shall provide a container for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely basis.

Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. In the event of a heavy wind the Builder / Homeowner is responsible to pick up all debris blown into the community within 48 hours. The dumping, burying, or burning of trash is not permitted anywhere within the Community.

When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Any/all damages and associated costs to other lots, Pasco County ROW and/or POA common area will be charged to the Responsible party or Lot/Homeowner performing the construction activity.

Mud, dirt, and other construction debris tracked off site from the designated approved construction site is the responsibility of the Builder / Homeowner and must be cleaned on a daily basis.

Plan Submittals

Post-Closing Alterations and Additions Submittals

All post-closing alterations and additions to residential homes within the Starkey Ranch Community must submit the following application for review and receive approval from the Starkey Ranch ARC prior to beginning any construction.

The following are the items and information required for a complete submittal for alterations and additions to an existing home within Starkey Ranch:

1. Scaled Site Plan of the lot that depicts the requested changes in detail.
2. Detailed construction drawings to scale, including a full view of the additions, with elevations, as it will look attached to the existing structure.
3. Photographs of the existing condition before the proposed change
4. Location of house showing all property lines, easements, setbacks and restriction lines, drives, walls, roof plan, service courts, pools, patios, drainage plan, utilities, and roadways
5. Existing Grades elevations including Finish Floor
6. Location of all existing Landscaping including trees
7. Samples of colors and materials.

List of changes, alterations or additions includes, but is certainly not limited to the following:

- Attached or Detached Garages
- Any additions to an existing dwelling
- Awnings
- Decks/Front or side Entrance porches
- Dog Houses
- Exterior Color changes
- Fencing
- Landscaping projects
- Patios
- Retaining walls
- Screened Porches
- Storage Sheds
- Satellite Dish

Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact. Applicants should consult with neighbors while making plans.

The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match and be located to relate well with existing windows and doors. If possible, the roof pitch should match the original roof. If possible, the location on the addition should not have an adverse impact on neighboring properties or impair the view of neighbors. Changes in grad or drainage must not adversely affect adjacent property. Additions should be located to minimize removal of trees and the destruction of natural areas.

The ARC may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.

Pre – Closing Builder Submittals

All new residential home construction within the Starkey Ranch Community must submit the following application for review and receive approval from the Starkey Ranch ARC prior to beginning any construction.

- Site Plan
- Floor Plans
- Elevations
- Roof style and type
- Landscape Plans
- Driveway design and materials
- Garage Doors samples or photographs
- Roof peak height above the foundation
Exterior materials- "walls, roof, chimney
Window specifications
- Chimney cap materials/design
- Heated/air-conditioned square footage of each floor and the total heated/air-conditioned square footage.
- Samples or color photographs to reflect colors and patterns, trim colors, roof materials and colors, and window styles, exterior window treatment materials and colors. Each sample shall be appropriately labeled with name and/or style number so that the sample board can be referenced for all homes.

**STARKEY RANCH
Approved Plant List**

CANOPY TREES	
<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum “Florida Flame”	Florida Flame Red Maple
Gordonia lasianthus	Loblolly Bay
Ilex x attenuata	Eagleston Holly
Ilex cassine	Dahoon Holly
Ilex opaca	American Holly
Magnolia grandiflora ‘D.D. Blanchard’	D.D. Blanchard Magnolia
Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia
Platanus Occidentalis	Sycamore
Prunus angustifolia	Chickasaw Plum
Quercus michauxii	Swamp Chestnut Oak
Quercus nigra*	Water Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Ulmus alata	Winged Elm
Ulmus parvifolia	Allee Elm
Lagerstroemia indica	Crape Myrtle
* = Drought Tolerant	

LANDSCAPE AND ACCENT TREES	
<u>Botanical Name</u>	<u>Common Name</u>
Chionanthus virginicus*	Fringe Tree
Elaeocarpus decipiens	Japanese Blueberry
Juniperus virginiana var. silicicola	Southern Red Cedar
Ligustrum japonicum	Ligustrum
Liquidambar styraciflua	Sweet Gum
Livistona chinensis	Chinese Fan Palm
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweet Bay
Magnolia virginiana 'Moonglow'	Moonglow Sweet Bay
Nyssa sylvatica	Black Gum
Osmanthus americanus	Wild Olive
Persea borbonia	Red Bay
Phoenix roebelenii	Robellini Palm
Phoenix sylvestris	Sylvester Palm (8' minimum trunk height in front or side yard)
Pinus ellottii	Slash Pine
Pinus palustris	Long Leaf Pine
Pinus taeda	Loblolly Pine
Quercus laevis*	Turkey Oak

<i>Quercus mytifolia</i> *	Myrtle Oak
Sabal Palmetto	Cabbage Palm (3 cabbage palms planted in a cluster meets canopy tree requirement)
<i>Taxodium ascendens</i>	Pond Cypress
<i>Taxodium distichum</i>	Bald Cypress
* = Drought Tolerant	

SHRUBS	
<u>Botanical Name</u>	<u>Common Name</u>
<i>Callicarpa americana</i>	American Beauty Berry
<i>Calycanthus floridus</i>	Carolina Allspice
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Clethera alnifolia</i>	Summer Sweet Clethera
<i>Codiaeum variegatum</i> ‘Gold Dust’	Gold Dust Croton
<i>Codiaeum variegatum</i> ‘Mammy’	Mammy Croton
<i>Codiaeum variegatum</i> ‘Petra’	Petra Croton
<i>Cordyline Fruticosa</i>	Red Sister
<i>Cordyline Fruticosa</i>	Ti Plant
<i>Gardenia Jasminoides</i>	Gardenia
Hibiscus Dwarf	Dwarf Hibiscus
<i>Hypericum cumulicola</i>	Scrub St. John’s Wort
<i>Ilex glabra</i> ‘Shamrock’*	Shamrock Holly

<i>Ilex glabra</i> *	Ink Berry
<i>Ilex opaca</i> ‘Green Leaf’	American Holly
<i>Ilex vomitoria</i> ‘Pendula’*	Weeping Yaupon Holly
<i>Ilex vomitoria</i> ‘Stokes Dwarf’*	Dwarf Yaupon Holly
<i>Ilex vomitoria</i> “Nana”	Dwarf Yaupon Holly
<i>Illicium parviflorum</i>	Anise
<i>Itea virginica</i>	Virginia Sweetspire
<i>Ixora coccinea</i>	Ixora
<i>Loropetalum chinense</i> 'Shang-Red'	Red Diamond Loropetalum
<i>Loropetalum chinense</i> 'Shang-hi'	Purple Diamond Loropetalum
<i>Myrica cerifera</i>	Wax Myrtle
<i>Myricanthes fragrans</i> *	Simpson’s Stopper
<i>Prunus caroliniana</i> ‘Bright n Tight’	Carolina Laurel
<i>Rhododendron canescens</i>	Wild Azalea
<i>Rhododendron</i> ‘Duc de Rohan’	Duc de Rohan Azalea
<i>Rhododendron</i> ‘Fashion’	Fashion Azalea
<i>Rhododendron</i> ‘Formosa’	Formosa Azalea
<i>Rhododendron</i> ‘G.G. Gerbing’	G.G. Gerbing Azalea
<i>Rhododendron</i> ‘George L. Tabor’	George L. Tabor Azalea
<i>Rhododendron</i> ‘Red Ruffle’	Red Ruffle Azalea
<i>Rhododendron</i> ‘Southern Charm’	Southern Charm Azalea

<i>Serenoa repens</i> ‘Silver Form’*	Silver Saw Palmetto
<i>Serenoa repens</i> *	Saw Palmetto
<i>Schefflera arboricola</i>	Variegated Arboricola
<i>Ligustrum sinense</i>	Sunshine Ligustrum
<i>Viburnum obovatum</i>	Walter’s Viburnum
<i>Viburnum obovatum</i> ‘Withlacochee’	Withlacochee Viburnum
<i>Viburnum obovatum</i> ‘Densa’	Dwarf Walter’s Viburnum
<i>Viburnum obovatum</i> ‘Mrs. Schiller’s Delight’	Dwarf Walter’s Viburnum
<i>Viburnum Odoratissimum</i>	Sweet Viburnum
<i>Zamia Pumila</i>	Coontie
<i>Zamia furfuracea</i>	Cardboard Palm
<i>Chamaerops humilis</i>	European Fan Palm
<i>Crinum asiaticum</i>	Giant Walking Lily
<i>Dianella</i>	Flax Lily
<i>Hamelia patens</i> “Compacta”	Dwarf Firebush
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Ilex cornuta</i> “Burfordii”	Dwarf Burford Holly
<i>Podocarpus macrophylla</i>	Podocarpus
<i>Trachelospermum asiaticum</i>	Asiatic Jasmine “Minima”
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Trachelospermum jasminoides</i>	Confederate Jasmine

Liriope muscari	Liriope “Emerald Goddess”
Lonicera sempervirens	Coral Honeysuckle
Pseudogynoxys chenopodioides	Mexican Flame Vine
Dicentra spectabilis	Bleeding Heart
Mandevilla	Mandevilla
* = Drought Tolerant	

GROUND COVER	
<u>Botanical Name</u>	<u>Common Name</u>
Agopanthoideae	Agapanthus
Asparagus densiflorus	Foxtail Fern
Bulbine frutescens ‘Orange’	Orange Stalked Bulbine
Dyschoriste oblongifolia	Oblong Twinflower
Euryops pectinatus	Brush Daisy
Evolvulus glomeratus	Blue Daze
Russelia Equisetiformes	Firecracker
Helianthus debilis*	Dune Sunflower
Iris virginica	Blue Flag Iris
Juniperus davurica 'Parsonii'	Parsons Juniper
Lantana camara ‘Gold Mound’*	Lantana
Lantana camara ‘Purple’*	Lantana
Lantana Depressa	Lantana

Lantana Involucrata	Lantana
Nephrolepis biserrata 'Macho Fern'	Giant Sword Fern
Nephrolepis exaltata*	Boston Fern
Pachysandra procumbens	Alleghany Pachysandra
Pentas lanceolata	Pentas
Cuphea Hyssopifolia	Purple Cuphea
Tulbaghia violacea	Society Garlic
Arachis glabrata, Benth	Perennial peanut
Dietas vegeta	African Iris

GRASSES	
<u>Botanical Name</u>	<u>Common Name</u>
Muhlenbergia capillaris*	Muhly Grass
Spartina bakeri*	Sand Cordgrass
Tripsacum Dactyloides	Fakahatchee Grass
Tripsacum Floridana*	Florida Gamma Grass
Paspalum notatum	Bahia Grass
Stenotaphrum secundatum	St Augustine Grass
Zoysia japonica	Zoysia Grass (El Toro. Empire)
Pennisetum	Purple or White Fountain Grass
* = Drought Tolerant	

ARCHIVED GUIDELINES

The following guidelines were relevant during the initial build-out phase and are no longer applicable.

Model Homes

(* Retired on 10.25.2024)

The CC&R allow the Declarant to create and allow certain Lots and areas within the Community to be used for the non-residential purpose of creating sales offices and model homes ("Model Homes"). This exception is for the benefit of the Homebuilders, allowing the Homebuilders an opportunity to showcase their Model Homes to potential purchasers as well as maintain a sales office within the Community. The Declarant's goal is to contain the Model Homes to certain areas of the Community to maintain continuity and minimize disruption to the Community. The Model Homes are not constructed to conform to the requirements of the CC&R or the Design Guidelines, and require certain alterations thereto, such as but not limited to requirements regarding the construction of garages and/or driveways. **NO MODEL HOME MAY BE CONVEYED TO AN OWNER WITHOUT COMPLYING WITH ALL RESTRICTIONS SET FORTH IN THE MASTER RESTRICTIONS, INCLUDING THE DESIGN GUIDELINES TO INCLUDE BUT NOT LIMITED TO GARAGE DOORS AND DRIVEWAYS.** Once a Model Home is no longer intended to be used for such non-residential purpose, any improvements or alterations to such Model Home to bring it into conformance with residential uses **MUST BE APPROVED** by the Starkey Ranch ARC in writing prior to the commencement of such improvements or alterations.

In an effort to maintain continuity and minimize disruption to the Community, the Starkey Ranch ARC **DOES NOT INTEND TO APPROVE** any plans for improvements or alterations to any Model Home until the earlier of the following to occur (i) the Homebuilder seeking to improve or alter their Model Home has conveyed at least eighty percent 80% of the Lots owned by such Homebuilder to Owners other than another Homebuilder or Declarant (ii) Homebuilder has received a permit to construct an additional or replacement model home or (iii) Builder has obtained Declarant's approval, not to be unreasonably withheld, conditioned or delayed.

Builders shall apply for ARC approval for all model signage. All signage should coordinate with the master signage plan approved for Starkey Ranch by Pasco County. Only the following elements will be considered by the ARC:

1. Model / Sales Center sign no larger than 84 inches wide and 36 inches tall and earth tone in color.
2. One flagpole no taller than 20 feet in height displaying the American flag and the flag of the builder.
3. One 18 inch by 24 inch sign at each model, designating the house as a model.
4. One after hours information station / builder sign no larger than 4 square feet in total size.
5. All model parking lots are to be designed and permitted with a minimum 10' landscape buffer comprised of materials similar to those planted in common areas of the community.

6. One sandwich board to be placed on the sidewalk near the model home during regular business hours.

At no time should builders place flutter flags, or temporary signage in the common areas or rights of ways inside the community or employ temporary employees to hold signs directing traffic to the community. All “special” sales events must be coordinated and approved by the developer.

Construction Trailers

(Retired on 10.25.2024)*

Declarant may allow Builders to install and maintain temporary construction trailers upon such terms and conditions as are adopted by Declarant from time to time.

Energy and Water Efficiency

(Retired on 10.25.2024)*

Builders are encouraged to pursue certifications from any one of the following for their homes: the United States Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) program, the Florida Green Building Coalition (FGBC), the Energy Star (ES) program, the Environments for Living (EFL) program. A maximum HERS Index score of 60 should be the goal of each home plan.

REVISION HISTORY

Date: 2.27.26

Section	Description
Interpretation	<p>Added “Any improvement, modification, or exterior change not expressly permitted by these Design Guidelines or not approved in writing by the Architectural Review Committee, is prohibited and subject to enforcement.”</p>
Gazebos	<p>Included additional guidance:</p> <p><u>Additional Standards for Gazebos (Freestanding Structures)</u></p> <p>In addition to the general requirements above, gazebos must comply with the following standards:</p> <ol style="list-style-type: none"> 1. Gazebos must be freestanding structures and may not be attached to the dwelling, lanai, screened enclosure, soffit, fascia, or any portion of the home. 2. Gazebos may not share rooflines or structural connections with the home. 3. Location. Gazebos must be located entirely within the rear yard. Gazebos must remain outside all building setbacks, easements, and restriction lines. 4. Size and Proportionality. The gazebo footprint must be proportional to the usable rear yard area (defined as the area between the rear wall of the home and the rear property line, excluding easements and required setbacks). The maximum permitted gazebo size is 12 feet by 16 feet (192 square feet) and may not exceed 12 feet in height measured from the finished grade to the highest roof peak. 5. Scale and Visual Impact. The ARC may deny a gazebo that, in its sole discretion, is oversized for the lot, creates adverse visual impact, or materially impacts neighboring properties due to its massing, placement, or prominence. 6. Materials and Color. Gazebo materials and finishes must comply with the material and color standards listed above for decks and structures. 7. Construction. All gazebos must be securely anchored and constructed in compliance with applicable local building codes and wind-load requirements.
Borders / Edging	<p>Revised guidance for borders / edging:</p> <ul style="list-style-type: none"> • In most cases the ARC will only approve landscape edging that is constructed up to a maximum of 6" above ground level. The border/edges must follow the established landscape pattern. In no circumstance should a landscape border simply be a brick or piece of

	<p>concrete set or placed on the edge of a landscape bed. Borders must form a contiguous and interlocking system. When possible, landscape edging must have a portion of the system buried as well as a portion of the system visible.</p> <ul style="list-style-type: none"> • Borders and edging must be of a natural color and blend in with the existing landscaping.
Roofs	<p>Revised guidance for insulated roof allowance:</p> <p>Insulated aluminum panel roofs are permitted when installed in conjunction or within a larger screen enclosure. These roof systems are limited in width to match the width of the rear of the home, and in no case should they extend beyond the corner of the home. These roof systems are also limited in depth to extend no more than 8' from the rear of the existing home.</p>

Date: 10.24.25

Section	Description
Driveways	<p>Added section 4.d - For homes with street-facing garages, driveways may be widened by up to 2 feet on each side, provided the driveway does not extend beyond the width of the garage or encroach over the property line.</p>
Exterior Lighting	<p>Revised the following section:</p> <p>Exterior lighting must adhere to good security practices, ensuring adequate illumination for safety while minimizing disruption to neighbors. The Starkey Ranch ARC shall determine compliance based on measurable criteria, including lumen output, color temperature, beam angle, and light spill beyond the lot boundary. No exterior lighting may be directed outside the applicant's property. Additional lighting will not be approved if it results in an adverse visual impact to adjoining neighbors due to location, lumens, wattage, or other features. All fixtures must be compatible in style and scale with the applicant's home.</p> <p>Architectural Accent Lighting Architectural accent lighting systems may be approved if designed to highlight the architectural features of the home in a subtle and professional manner.</p> <p>Requirements:</p> <ul style="list-style-type: none"> • Light Quality & Color <ul style="list-style-type: none"> ○ Warm white illumination only (2700K–2800K). ○ RGB systems are permitted only if they include a dedicated warm-white mode (RGBW or RGBWW) used as the default setting. • Light Distribution

	<ul style="list-style-type: none"> ○ Beam angle of 120–140° producing even wall-wash illumination without visible cones or patterns. ○ Lamp spacing approximately 6–12 inches apart for consistent appearance. ● Design & Installation <ul style="list-style-type: none"> ○ Fixtures must be low-profile, housed in aluminum channels color-matched to fascia or soffit, with all wiring concealed. ○ Systems must operate at low voltage (12–24 V DC) and use commercial-grade products designed for permanent outdoor use. ○ Mounting hardware must be discreet, painted, or color-matched to blend with fascia/soffit. <p>Placement Guidelines</p> <ul style="list-style-type: none"> ● Primary installation limited to street facing sections of the home. ● Rear installation is only permitted on homes where the rear elevation directly faces a street or alley. ● All lighting must be designed and shielded to prevent glare and light spill beyond the lot boundary. <p>Prohibited Systems</p> <ul style="list-style-type: none"> ● Lighting that emits non-warm white color as the standard setting; projects decorative patterns or shapes visible as the default setting; or utilizes consumer-grade or holiday-type lighting products not intended for permanent outdoor installation. <p>Landscape Lighting</p> <p>Low-voltage or solar-powered landscape lighting is permitted along walkways, planting beds, or landscaped areas provided all wiring is concealed, fixtures do not exceed 18 inches in height, and no more than ten (10) fixtures per lot are installed without ARC approval.</p>
<p>Storm Shutters & Hurricane Protection</p>	<p>Revised the following section:</p> <p>To further comply with Florida House Bill 293 (2024) and the Florida Building Code, these specifications establish the approved standards for hurricane protection within Starkey Ranch. They ensure that homeowners may install effective hurricane protection while maintaining the community’s architectural character.</p> <p>3. General Requirements</p> <ul style="list-style-type: none"> ● All hurricane shutters or similar protective coverings for windows and glass doors on a residence must comply with these standards and receive Starkey Ranch ARC approval prior to installation. Owners are required to submit an ARC application including product specifications, color samples, and placement drawings.

- All hurricane protection systems must:
 - Comply with the Florida Building Code and all applicable Pasco County permitting requirements.
 - Be installed by a licensed contractor.
 - Be maintained in good working order and removed/repaired if damaged.
- All temporary hurricane shutters and protective window coverings of any type must be removed or taken down no later than five (5) days after the specific named storm and/or threat of a named storm winds has passed the property area. Permanent hurricane protection systems must remain open or retracted except during named storms and/or threat of a named storm winds has passed.

4. Approved Hurricane Protection Systems

The following systems are allowed if they meet building code standards and ARC approval:

f) Impact-Resistant Windows & Doors

- Must match the home’s existing frame style and color.
- Tinted glass permitted if consistent with community standards; mirrored or reflective glass is prohibited.

g) Storm Panels (Removable)

- Allowed on all elevations, provided they are stored out of view when not in use.
- Track systems must be painted to match adjacent surfaces.

h) Hurricane Protection Screens for Windows

- Hurricane-rated window protection screens manufactured and certified to meet or exceed Florida Building Code standards for impact resistance.
- Brands such as CrimSafe or equivalent or better products specifically designed and marketed as hurricane protection systems.
- Screens must be permanently installed within the existing window framing or housing, flush to the window, and not protrude beyond the window trim.
- Colors must match or complement the home’s existing window frames or exterior trim (typically bronze, black, or white).
- Screens must maintain a consistent appearance across all visible windows on a home.

i) Roll-Down Shutters

- Rolling hurricane shutters may be considered but only in areas where the housing unit is not visible (ex. inside of a lanai or entryway). These units should be installed as close to the soffit as possible.

	<ul style="list-style-type: none"> • Housing boxes and tracks must be painted to match adjacent trim, siding, or wall color. • Units should be low-profile and integrated into architectural lines where possible. <p>j) Colonial Shutters</p> <ul style="list-style-type: none"> • Colonial-style shutters may be approved only on homes where they are consistent with the architectural style of the residence and proportionate to the window openings. These shutters are appropriate for standard-sized windows and are not suitable for large openings or sliding glass doors. Shutters must be sized to cover the full height of the window when closed and may not be installed on windows wider than 48 inches unless designed as bi-fold or multi-panel units approved by the Starkey Ranch ARC. • When replacing existing decorative (non-functioning) shutters with functional storm-rated shutters, the decorative shutters must be removed, and the replacement shutters must be painted or color-matched to complement the existing exterior materials and color palette. <p>4. Aesthetic Standards</p> <ul style="list-style-type: none"> • All hurricane protection must be neutral in appearance and consistent with the home’s exterior. • Bright, reflective, or high-contrast colors are prohibited. • Manufacturer identification or certification markings on hurricane shutters and screens are permitted provided they are not legible from more than 10 feet away and are limited to the manufacturer’s required logo or compliance labeling. No marketing or promotional advertising is permitted. • Mounting brackets must be discreet and may be permanently installed on the home. • ARC may require landscaping, trim, or concealment for visual screening. <p>Installations not in compliance with these specifications or ARC approval may be subject to removal at the owner’s expense.</p>
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Date: 10.25.24

Section	Description
Prohibited Items	Added “Wood slat privacy walls in lanai openings”
Decks, Patios, Trellis, Pergola, Arbors, Gazebos, Screened	Added “Screen enclosures should be mansard style to maintain visual consistency. However, if the lot configuration does not permit a mansard style, a gable style screen enclosure may be approved as an exception.”

Enclosures	
Design & Architecture	Added “The following guidelines outline the design principles that builders adhered to during the development of Starkey Ranch. Homeowners wishing to make exterior modifications to their property are required to follow these same principles to maintain the community's aesthetic standards.”
Exterior Lighting	Transferred the following section from Holiday Lighting to Exterior Lighting: Low profile permanent exterior accent LED lights encased in aluminum and painted to match the adjacent fascia material require approval from the ARC. These lights should be installed on the sections of the home that face the street. Installation on other parts of the home may be approved if the lighting does not spill over or illuminate neighboring properties.
Exterior Lighting	Added “Exterior lighting systems that do not provide low-light, warm white accent lighting, or that do not conform to professional-grade standards for outdoor lighting products, are not permitted.”
Holiday Decorations & Lighting	Added “These guidelines are applicable to temporary and permanent exterior lighting systems.”
Recreation & Play Equipment	Revised guidance for sports related courts: “Tennis and pickleball courts are prohibited on individual residential lots. All other sports-related courts require approval from the ARC before installation. Courts must be located in the rear yard and confined within the rear corners of the home. Only materials specified in the Patios section of the Design Guidelines are permitted for construction. Additionally, owners must incorporate sound-dampening features to minimize noise impact on neighboring properties.”
Storm Shutters	Amended the Guidelines to align with Declaration to give residents five (5) days to remove hurricane shutters / protective window coverings
Canopy Trees	Reassigned Crape Myrtle from Accent to Canopy Tree
Shrubs	Added Ti Plant & Red Sister
Archived Sections	Model Homes, Construction Trailers & Energy and Water Efficiency sections moved to Archived Sections