

**TUSCANY SUBDIVISION AT TAMPA PALMS  
OWNERS ASSOCIATION, INC.**

**ARCHITECTURAL EXTERIOR COLOR SCHEMES  
& CRITERIA FOR SINGLE FAMILY HOMES**

The Board of Directors officially adopts the attached information as the approved architectural criteria for the community. All owners desiring to make exterior changes to their homes shall conform to the attached criteria until such time as it may be revised by the Board of Directors. In the event a color or product becomes obsolete, the Board of Directors reserves the right to choose a substitute. As long as Standard Pacific and Taylor Morrison have a presence in the community, all criteria below shall conform to the following unless changed by Standard Pacific. Following Standard Pacific's exit, the new Board of Directors may elect to change criteria if appropriate.

**CRITERIA FOR STANDARD PACIFIC HOMES:**

**Classic Color Series for Exterior Body/Trim/Rough Stucco/Doors**  
**Vendor: Color Wheel Paint**

See attached Exhibit "A" for acceptable Color Wheel Paint color schemes. Body, trim and rough stucco colors must remain within each scheme, and owners may not change colors from an approved scheme. Door color selections may be chosen from the approved list.

**Roofing:** Atlas Shingles  
**Vendor:** McDonald Roofing – 727-846-8004  
**Colors:** Black Shadow  
Weathered Wood  
Heather Blend  
Oyster Shell  
Desert Shake  
Tan Mist

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

Installation of brick pavers shall be allowed on driveways, lead front sidewalks, front entries and rear patios/pool decks.

**CRITERIA FOR TAYLOR MORRISON HOMES:**

**Homescapes, a Signature Collection of Color Schemes**

**Vendor: Sherwin Williams**

See attached Exhibit “B” for acceptable Sherwin Williams color schemes. Body, trim and door colors must remain within each scheme, and owners may not change colors from an approved scheme.

**Roofing: Tamko-Heritage 30**  
**Colors: Weathered Wood**  
**Driftwood**  
**Rustic Hickory**  
**Rustic Black**  
**Rustic Cedar**  
**Old English Pewter**

**Brick Pavers: Hanson Crown Stone 6” x 9” in 90 degree Herringbone, E24 Tan/Brown**

Installation of brick pavers shall be allowed on driveways, lead front sidewalks, front entries and rear patios/pool decks.

**CRITERIA FOR WOODSIDE HOMES:**

As Woodside did not provide specifications, upon the repainting or reroofing of any Woodside Home, the owners may select any color scheme or roof color previously approved for use by Standard Pacific or Taylor Morrison.

**CRITERIA FOR ALL HOMES WITHIN TUSCANY:**

**Mailboxes & House Numbers:**

**Vendor: Creative Mailbox & Sign Designs – 813-818-7100**

See attached Exhibit “C” for mailbox criteria. Please note original Woodside Homes did not comply with this requirement. Upon the need to replace any mailbox on a Woodside Home, the replacement mailbox above shall be utilized.

**Painting of Concrete:**

**Vendor: Sherwin Williams or Color Wheel**

**Color: Gull Grey**

Driveways, lead sidewalks and rear patios may be painted by an owner utilizing a product called H&C Silicone Acrylic Concrete Stain. This is a xylene based product with solvent clean up. It handles tire wear very well and will not streak. May also be available at other retailers.

**Fencing: (Note: This section revised 10-20-11 by membership and board):**

No fencing shall be allowed in the community other than on the rear of Lots 5, 6, 7, **67, 68, 69**, 106 and 107, which lots are easily accessible from Tampa Palms Boulevard. Said fencing shall only be of black

powder coated aluminum or wrought iron. Fencing will not be allowed on the side or front of these lots, as the HOA must have access to mow the side and rear yard.

**Basketball Goals:**

Temporary or mobile backboards may be placed on the property as long as the goal is removed from public view when not in use. Said goal shall be stored inside the garage. Permanent basketball goals are prohibited.

**Playground Equipment:**

The installation of playground or sports equipment other than a temporary basketball goal is strictly prohibited.

**Utility Buildings:**

Utility buildings or sheds are prohibited.

**Landscape Curbing:**

Shall be permitted as long as color blends with and compliments exterior color schemes of homes as adopted above. Owner shall submit color and sample of design of landscaping curbing to ARC for approval.

**Landscaping:**

As the HOA maintains all landscaping and irrigation, the installation of additional landscaping on any lot shall be prohibited. Notwithstanding the foregoing, owners may install annual flowers within mulched beds that were previously established by the builder. No ARC approval shall be required to install annuals in established beds. Artificial vegetation or decorative rocks are prohibited. All lots shall be sodded with St. Augustine Floratam sod and fully irrigated. No trees may be removed from any lot, as the City of Tampa requires a specific number of code and development trees on every lot. The irrigation controller shall be installed on the exterior of each home for access by the Association. No owner shall tamper with irrigation controller.

**Signage:**

No signs of any kind shall be displayed to the public view, erected or maintained on any Lot without prior approval of the modifications committee. Signs erected by the Developer or Builder to advertise the Lot(s) or dwellings during the construction and sales period, or except as may be required by legal proceedings, are exempt from these provisions.

**ADOPTED BY THE BOARD OF DIRECTORS ON NOVEMBER 30, 2010 AND  
REVISED ON OCTOBER 20, 2011 AS INDICATED**