

Tamarac By The Gulf

Architectural Guidelines - December 18, 1992

To protect residents property values the following rules are strictly enforced:

- 1. The principle of estoppel is the basis of establishing these guidelines.**
- 2. Any exterior alteration must be approved by the Architectural Control Committee. The owner should contact the Committee before contacting a contractor or builder to briefly describe the proposed project. Before entering into contractual agreement, a drawing, written details of such alterations, a plot plan or survey if required and a letter requesting the approval shall be submitted to the Committee.**
- 3. The following minimal requirements must be met:**
 - a. Additions to the front of the house must be within the foremost existing front lines as described in the survey.**
 - b. Additions to the side of the house shall be set back at least six feet from the property line. Additions to the rear of the house shall be set back at least ten feet from the property line. (These setbacks are county requirements for R-3 Single Family residential dwellings. Variations of these setbacks may be approved by application to the Pinellas County Board of Adjustments.**
 - c. The roof line of new construction shall conform with the existing roof slope of the house. Any addition to a screened porch or Florida room to conform to the flat roof of existing porch or Florida room.**
 - d. Building height shall be limited to single story construction. No dormers allowed.**
- 4. Patios, sidewalks (not to exceed 48 inches in width) and driveways (not to exceed 18* feet in width) will be considered appropriate for approval. Surfaces are to be homogenous in color and material.**
- 5. The color of white must be maintained for the basis exterior finish of masonry structure, trim excluded.**
- 6. Railings, iron works and decorative cement block walls shall not exceed 36 inches in height and must be approved.**
- 7. Roofs must be tile finished white. Tile may be flat, barrel or "S" type, exception to this being patio, screened porch and room additions roofs. Asphalt and cedar shingles are not permitted. (These requirements will maintain the harmonic concept of the values of the community.)**
- 8. These guidelines in no way release the Homeowner/Contractor's responsibility to obtain the appropriate County or local building permits.**

NOTE: * Paragraph #4 amended 10/15/1993 to read "not to exceed 18 feet in width."