



HARBOURSIDE AT HARBOUR ISLAND

ARCHITECTURAL
DESIGN STANDARDS
2012



Harbourside at Harbour Island Homeowners Association, Inc.
4174 Woodlands Parkway, Palm Harbor, Fl 34685
(727) 785-8887 FAX (727) 787-5725

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November 11, 2011

Pursuant to Article V, section 2 of The Declarations of Covenants, Conditions, Restrictions and Easements of Harbourside at Harbour Island, the Architectural Control Committee shall from time to time adopt, promulgate, amend, revoke, and enforce guidelines referred to as "Design Standards". In recognition of the forgoing, the following provisions shall be the architectural and landscaping standards for the community and must be adhered to and complied with by all owners.

The Board of Directors for Harbourside at Harbour Island shall act as the Architectural Control Committee until such time which the Board deems necessary to appoint a committee to carry out its purpose.

Section 1. General Provisions

(a) No improvement or structure of any kind, including without limitation, any building, fountain, statute, fence, wall, screen enclosure, doors & windows, pavers & decking, decorative building or landscaping feature, landscape device, tree, landscaping, or object recreational or other external lighting, or any other improvement of any kind shall be commenced, erected, placed or maintained upon any Parcel, nor shall any addition, change or alteration therein or thereon be made, unless and until the plans, specifications and location of the same shall have been submitted to, and evaluated as to harmony of external design and location in relation to surrounding structures and topography and as to conformance with these architectural "Design Standards" .

(b) All applicable owner requests for modifications or improvements to existing homes, landscaping or other changes related to these architectural "Design Standards", must be requested in writing and approved using the Harbourside "Request for Architectural Changes" form. See Appendix 'A'.

(c) All Architectural Request Forms must be completed in full and shall include the required documentation to be considered by the Architectural Control Committee. Partially completed forms or the lack of proper documentation required may result in unnecessary delays. Approval process normally takes approximately thirty (30) days to (60) days. A copy of the Architectural Application will be mailed to homeowner upon review.

(d) Any and all required governmental approvals/permits for modifications or improvements are the responsibility of the homeowner and must be obtained and submitted prior to construction. It is the responsibility of the owner to comply with all City, County, State and/or Association requirements, whichever is most stringent.

(e) Property owners should exercise due diligence in the selection of contractors. It is recommended that contractors be licensed in the State of Florida, however, the selection of contractors is solely at the discretion of the property owner

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

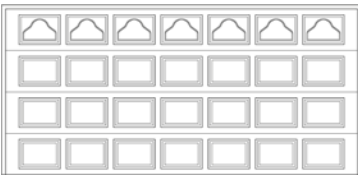
(g) If any provision of this document should be held to be invalid, the remaining portion (s) of this document shall remain in full force and effect.

Section 2. Exterior Building Finishes

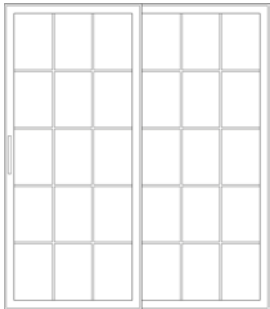
(a) Doors



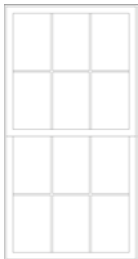
i. Front Door - Screen doors are not permissible on front doors. The Front door design may not be altered and must match the original 6 panel door design with a 5 pane window sidelight. Front doors must be painted aluminum to match each buildings associated color pallet. Sidelight glazing must be clear glass only. Decorative stained or colored glass is not permitted. Decorative window films are not permitted. Front door must be 3'-0" X 6'-8" with 1' wide sidelight. All door hardware must be consistent with the existing development standards. All replacement doors and hardware must meet local and State hurricane impact resistance requirements.



ii. Garage Doors - Garage doors must be 15'-0" x 7'-0", by Banko Overhead Doors, Inc or approved alternate. Garage doors must be painted to match the building color pallet. The garage door design may not be altered and must match the original 7 horizontal by 4 vertical panel design. All replacement garage doors and hardware must meet local and State hurricane impact resistance requirements.



iii. Sliding & French Doors - Sliding and French doors must be white aluminum, their design may not be altered and must be similar to the original 3 horizontal by 5 vertical pane design per door for sliding doors and 2 horizontal by 6 vertical pane design per door for French Doors. Window glazing must be clear glass only. Blinds or shutters must be white in color and must be kept in good condition. Decorative stained or colored glass is not permitted. Decorative window films are not permitted. All door hardware must be consistent with the existing development standards. All replacement Sliding Doors, French Doors and associated hardware must meet local and State hurricane impact resistance requirements.



(b) Windows & Window Treatments - Windows must be white aluminum, their design may not be altered and they must match the original 3 horizontal by 4 vertical pane design. Window glazing must be clear glass only. Blinds or shutters must be white in color and must be kept in good condition. Decorative stained or colored glass is not permitted. Decorative window films are not permitted. Window awnings are not allowed. No signs are allowed in windows. All replacement windows and hardware must meet local and State hurricane impact resistance requirements.

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

Garage Lights: Melissa Lighting, Covington - Black finish - SL91317

Courtyard Wall Lights & Rear Patios: Melissa Lighting, Covington- Black finish - SL91207

Community Entrance Lights: Covington - Black finish - SL91327

- (d) Building Paint – See Appendix ‘B’
- (e) Driveway, Front Porch & Steps – No tiles or pavers of any kind are allowed on the driveway, front porch and/or steps. The driveway and front steps may not be painted or stained, but may be sealed with a clear / non-colored concrete sealant. The front porch may be painted to match the existing neutral color.
- (f) Patios & Decks – Rear patios may be finished with neutral colored thin pavers or tiles only and must be properly maintained. Other refinishes are not allowed. Rear patios & decks may not be extended or expanded. Rear decks may be refinished with 6” pressure treated wood decking planks. Natural color composite decking will be permitted. Decks may not be painted or stained, but may be sealed with a clear / non-colored wood sealant.
- (g) Screen / Lanai Enclosure – Enclosures are permitted on the first floor rear patio only, and must be installed within the confines of the columns supporting the deck above. All framing must be Bronze or Black aluminum. No other framing colors will be accepted. Solid panels/screening is not permissible. A 18/14 screen is required.
- (h) Awnings – Courtyard Homes – Black – 100% Sunbrella Acrylic
– Standard Homes – Toast – 100% Sunbrella Acrylic
- (i) Roofing – Owens Corning Architectural 30-year Shingle
- (j) Gutters – Rain gutters and downspouts are permitted in white aluminum only.
- (k) Railings– Railings are permitted in black aluminum only. Their design may not be altered and they must match the existing development conditions.

Section 3. Landscaping

- (a) Any landscaping changes made within the Harbourside Community must be approved through the Architectural Control Committee.
- (b) No Temporary / permanent curbing, edging of any kind, i.e., cement brick, plastic, or rubber, is permissible.
- (c) All landscaping contracts are between the Harbourside HOA and the contractor. When the vendor is performing maintenance services through the HOA contract, a homeowner is not to interfere with the service. Individual services may be contracted by the homeowner under a separate contract.

Section 4. Additional Provisions

- (a) Water softeners are not allowed on the outside of the home.
- (b) Spas or jacuzzies are not permitted on the outside of the home.
- (c) Birdbaths and bird feeders are permitted in the rear yards only.

(d) All Hurricane shutters and/or other boarding of windows and doors must be taken-down and put away within one weeks time after a tropical storm / hurricane threat has passed and no other threats are eminent.

(e) Patio furniture and related accessories, such as plant holders, decorative objects, and tables / chairs, must be tasteful and aesthetically pleasing. Furniture and other items must be kept in acceptable condition based on community standards. Tattered, torn, dirty, broken, or otherwise unsightly furniture and accessories are not allowed.

(f) No outside clothes drying or clothes lines are allowed.

(g) Freestanding flag poles are not permitted in the front or rear yards. Flags may be hung from the front of the home using a detachable flag pole mounted to the home with the flags no larger than 3' by 5' in size. The American flag (in accordance with Title 36 Chapter 10 US Code) shall be permitted only if displayed in a respectful way. Flags must be tasteful and non-offensive in nature. All other flags must be in acceptable condition and not tattered or torn. Flags are not permitted to be displayed for a period longer than one week.

(h) Portable On Demand (POD) storage may be placed on individual owners driveways for a maximum of seven (7) days for moving purposes only.

(i) All satellite dishes must be approved by the Architecture Control Committee prior to any installation. Satellite dishes are not permitted on roofs without the owner accepting full liability to any damages caused by the dish. No wires are permitted to be exposed on the exterior of the home.

APPENDIX 'B'

Harbourside Exterior Paint Colors Porter Paints

BLDG	Unit	Base Number	Base Name	Trim Number	Trim Name	BLDG	Unit	Base Number	Base Name	Trim Number	Trim Name
A	1431	513-6	Dark Ash	416-1	Mountain Gray	H	1456	413-4	Prairie Dust	416-1	Mountain Gray
A	1433	414-4	Dusty Trail	416-1	Mountain Gray	H	1458	507-5	Flint Gray	416-1	Mountain Gray
A	1435	517-6	Armory	416-1	Mountain Gray	H	1460	413-4	Prairie Dust	416-1	Mountain Gray
A	1437	414-4	Dusty Trail	416-1	Mountain Gray	H	1462	511-6	Autumn Gray	416-1	Mountain Gray
A	1439	517-6	Armory	416-1	Mountain Gray	I	1464	513-6	Dark Ash	416-1	Mountain Gray
A	1441	513-6	Dark Ash	416-1	Mountain Gray	I	1466	414-4	Dusty Trail	416-1	Mountain Gray
B	1429	511-6	Autumn Gray	416-1	Mountain Gray	I	1468	517-6	Armory	416-1	Mountain Gray
B	1427	413-4	Prairie Dust	416-1	Mountain Gray	I	1470	414-4	Dusty Trail	416-1	Mountain Gray
B	1425	507-5	Flint Gray	416-1	Mountain Gray	I	1472	513-6	Dark Ash	416-1	Mountain Gray
B	1423	Front 413-4	Prairie Dust	416-1	Mountain Gray	I	1474	414-4	Dusty Trail	416-1	Mountain Gray
		Back 511-6	Autumn Gray	416-1	Mountain Gray	I	1476	517-6	Armory	416-1	Mountain Gray
B	1421	511-6	Autumn Gray	416-1	Mountain Gray	I	1478	513-6	Dark Ash	416-1	Mountain Gray
C	1411	513-6	Dark Ash	416-1	Mountain Gray	J	1541	513-6	Dark Ash	416-1	Mountain Gray
C	1413	414-4	Dusty Trail	416-1	Mountain Gray	J	1539	Front 517-6	Armory	416-1	Mountain Gray
C	1415	517-6	Armory	416-1	Mountain Gray			Back 414-4	Dusty Trail	416-1	Mountain Gray
C	1417	Front 414-4	Dusty Trail	416-1	Mountain Gray	J	1537	Front 414-4	Dusty Trail	416-1	Mountain Gray
		Back 513-6	Dark Ash	416-1	Mountain Gray			Back 517-6	Armory	416-1	Mountain Gray
C	1419	513-6	Dark Ash	416-1	Mountain Gray	J	1535	517-6	Armory	416-1	Mountain Gray
D	1409	511-6	Autumn Gray	416-1	Mountain Gray	J	1533	414-4	Dusty Trail	416-1	Mountain Gray
D	1407	413-4	Prairie Dust	416-1	Mountain Gray	J	1531	513-6	Dark Ash	416-1	Mountain Gray
D	1405	507-5	Flint Gray	416-1	Mountain Gray	K	1529	511-6	Autumn Gray	416-1	Mountain Gray
D	1403	Front 413-4	Prairie Dust	416-1	Mountain Gray	K	1527	413-4	Prairie Dust	416-1	Mountain Gray
		Back 511-6	Autumn Gray	416-1	Mountain Gray	K	1525	507-5	Flint Gray	416-1	Mountain Gray
D	1401	511-6	Autumn Gray	416-1	Mountain Gray	K	1523	413-4	Prairie Dust	416-1	Mountain Gray
E	1402	513-6	Dark Ash	416-1	Mountain Gray	K	1521	511-6	Autumn Gray	416-1	Mountain Gray
E	1404	414-4	Dusty Trail	416-1	Mountain Gray	L	1519	513-6	Dark Ash	416-1	Mountain Gray
E	1406	517-6	Armory	416-1	Mountain Gray	L	1517	414-4	Dusty Trail	416-1	Mountain Gray
E	1408	414-4	Dusty Trail	416-1	Mountain Gray	L	1515	517-6	Armory	416-1	Mountain Gray
E	1410	517-6	Armory	416-1	Mountain Gray	L	1513	414-4	Dusty Trail	416-1	Mountain Gray

E	1412	414-4	Dusty Trail	416-1	Mountain Gray	L	1511	513-6	Dark Ash	416-1	Mountain Gray
E	1414	511-6	Autumn Gray	416-1	Mountain Gray	M	1509	511-6	Autumn Gray	416-1	Mountain Gray
F	1418	511-6	Autumn Gray	416-1	Mountain Gray	M	1507	413-4	Prairie Dust	416-1	Mountain Gray
F	1420	413-4	Prairie Dust	416-1	Mountain Gray	M	1505	507-5	Flint Gray	416-1	Mountain Gray
F	1422	507-5	Flint Gray	416-1	Mountain Gray	M	1503	413-4	Prairie Dust	416-1	Mountain Gray
F	1424	413-4	Prairie Dust	416-1	Mountain Gray	M	1501	511-6	Autumn Gray	416-1	Mountain Gray
F	1426	511-6	Autumn Gray	416-1	Mountain Gray	N	1457	513-6	Dark Ash	416-1	Mountain Gray
F	1428	413-4	Prairie Dust	416-1	Mountain Gray	N	1459	Front 414-4	Dusty Trail	416-1	Mountain Gray
F	1430	507-5	Flint Gray	416-1	Mountain Gray			Back 513-6	Dark Ash	416-1	Mountain Gray
F	1432	511-6	Autumn Gray	416-1	Mountain Gray	N	1461	517-6	Armory	416-1	Mountain Gray
G	1436	513-6	Dark Ash	416-1	Mountain Gray	N	1463	414-4	Dusty Trail	416-1	Mountain Gray
G	1438	414-4	Dusty Trail	416-1	Mountain Gray	N	1465	517-6	Armory	416-1	Mountain Gray
G	1440	517-6	Armory	416-1	Mountain Gray	N	1467	Front 414-4	Dusty Trail	416-1	Mountain Gray
G	1442	414-4	Dusty Trail	416-1	Mountain Gray			Back 513-6	Dark Ash	416-1	Mountain Gray
G	1444	517-6	Armory	416-1	Mountain Gray	N	1469	513-6	Dark Ash	416-1	Mountain Gray
G	1446	414-4	Dusty Trail	416-1	Mountain Gray	O	1455	511-6	Autumn Gray	416-1	Mountain Gray
G	1448	517-6	Armory	416-1	Mountain Gray	O	1453	413-4	Prairie Dust	416-1	Mountain Gray
H	1450	511-6	Autumn Gray	416-1	Mountain Gray	O	1451	507-5	Flint Gray	416-1	Mountain Gray
H	1452	413-4	Prairie Dust	416-1	Mountain Gray	O	1449	413-4	Prairie Dust	416-1	Mountain Gray
H	1454	507-5	Flint Gray	416-1	Mountain Gray	O	1447	507-5	Flint Gray	416-1	Mountain Gray
						O	1445	511-6	Autumn Gray	416-1	Mountain Gray

Final - Scheme 1			
Autumn Gray		511-6	
Prairie Dust		413-4	
Flint Gray		507-5	
Final - Scheme 2			
Dark Ash		513-6	
Dusty Trail		414-4	
Armory		517-6	
All Trim - 416-1 Mountain Gray			
Mail House & Pool House - 414-5 Stony Creek			

HARBOURSIDE 2011 BUILDING REPAINTING



SCHEME 1
BUILDINGS B, D, F, H, K, M, O



TRIM COLOR
416-1 MOUNTAIN GRAY



SCHEME 2
BUILDINGS A, C, E, G, I, J, L, N



WALL COLOR 'A' 511-6 AUTUMN GRAY
WALL COLOR 'B' 413-4 PRAIRIE DUST
WALL COLOR 'C' 507-5 FLINT GRAY



FRONT DOOR
518-7 BLACK MAGIC



WALL COLOR 'D' 513-6 DARK ASH
WALL COLOR 'E' 414-4 DUSTY TRAIL
WALL COLOR 'F' 517-6 ARMORY



BUILDING 'A' - SCHEME 2



BUILDING 'B' - SCHEME 1



BUILDING 'C' - SCHEME 2



BUILDING 'D' - SCHEME 1



BUILDING 'E' - SCHEME 2



BUILDING 'F' - SCHEME 1



BUILDING 'G' - SCHEME 2



BUILDING 'H' - SCHEME 1



SITE PLAN



BUILDING 'I' - SCHEME 2



BUILDING 'J' - SCHEME 1



BUILDING 'K' - SCHEME 2



BUILDING 'L' - SCHEME 1



BUILDING 'M' - SCHEME 2



BUILDING 'N' - SCHEME 1



BUILDING 'O' - SCHEME 2



BUILDING 'P' - SCHEME 1



BUILDING 'Q' - SCHEME 2



BUILDING 'R' - SCHEME 1



BUILDING 'S' - SCHEME 2



BUILDING 'T' - SCHEME 1



BUILDING 'U' - SCHEME 2



BUILDING 'V' - SCHEME 1



BUILDING 'W' - SCHEME 2



BUILDING 'X' - SCHEME 1



BUILDING 'Y' - SCHEME 2



BUILDING 'Z' - SCHEME 1



BUILDING 'AA' - SCHEME 2



BUILDING 'AB' - SCHEME 1



BUILDING 'AC' - SCHEME 2