

**BUCKINGHAM HOME OWNERS ASSOCIATION**  
**GUIDELINES OF BUCKINGHAM SUBDIVISION**

**September 1, 2021**

The Buckingham Home Owners Association – *Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions of Buckingham Subdivision* (Covenants) empowers an Architectural Review Committee (ARC) to ensure that each plot is maintained and/or improved in a manner consistent with the Covenants. Failure to comply with the standards could result in legal action against the homeowner to obtain compliance.

This publication of **GUIDELINES** conveys the intent of the Covenants and is designed to assist homeowners by publishing HOA Board of Trustees approved amplifications of definitions and homeowner responsibilities.

**Homeowner responsibility:** All homeowners must notify the ARC for approval of any exterior building or property changes before commencing work. Examples are modifications to an existing dwelling or lot to include remodeling of the exterior, additions to the house, out buildings and fences, changes in the lot surface contour, landscape modifications, roof replacement and exterior painting. The ARC needs proper notification and details fourteen (14) days prior to any work being started. Requests need to be accompanied by specific samples (i.e. paint chips, shingle type and coloring, etc.) or even a site plan for the committee to decide suitability for the subdivision. In addition to these items, new exterior colors must be painted on a representative portion of the home to allow ARC evaluation. Exterior painting with the same colors also requires coordination with the ARC. Contact the ARC by email at [arc@buckinghamhoa.org](mailto:arc@buckinghamhoa.org) or by mail at P. O. Box 1564, Valrico, FL 33595-1564.

ARC approvals are provided only to the Association member who owns the property for which the approval is requested. That member must complete the work for which the approval is requested in accordance with the terms of the approval. Should the member cease to own the property prior to completion of the work, the approval is not transferable to the new owner who must obtain a new approval for the changes previously requested whether or not work has been initiated. (Adopted by HOA Board of Trustees September 2, 2015).

**HOA Board of Trustees Approved Guidelines:**

- 1) Only architectural or dimensional shingles may be used on roofs. The use of 3-tab shingles is not permitted. Shingle colors must be approved by the Architectural Review Committee. (Adopted by HOA Board of Trustees November 1, 2017)
- 2) Installation and maintenance of fences must comply as follows (adopted by Board of Trustees September 2, 2015; amended by Board of Trustees Feb 3, 2021)

- a) No fence may be erected without the prior approval of the Architectural Review Committee.
  - b) Fences may not extend higher than six feet above ground level, and must be of unpainted natural wood construction, composite wood, or vinyl. Any fence that is not natural wood must have graining and coloring that appears similar to a natural wood fence.
  - c) Only shadow box, stockade, or board-on-board fences with dog-eared or flat tops are allowed. Fences must be erected with the rail side of the fence on the erecting owner's side and the more finished side facing away from the erecting owner's property, sometimes referred to as neighbor friendly fencing.
  - d) Except for homes at entrances to the subdivision, fences may not extend beyond the side of any home in the direction of an interior street of the subdivision, namely, Cliffdale Drive, Buckingham Loop Drive and Palace Court.
  - e) In the case of homes at the entrances to the subdivision, a fence may be erected along the subdivision boundary extending to the property line of the owner along Cliffdale Drive, Highgate Drive and Yellowwood Drive. Said fence may extend no further into the subdivision than the side of the home closest to the subdivision boundary.
  - f) Subject to the conditions above, fences may extend from the rear property boundary forward no further than the line marking the front edge of a home's covered living space with the exception that a fence may be brought sufficiently forward to enclose the side door of a garage. This exception applies only to the garage side of the home.
  - g) All fences must be maintained in good repair or removed. Examples of conditions that are grounds for the Association to demand action are sagging fences and fences with broken, mildewed, rotten, warped, or missing pickets.
- 3) A commercial Vehicle is defined as any vehicle which displays commercial signage or advertising, any vehicle used for transportation of goods or equipment, and vehicles which exhibit racks, hooks, toolboxes or ladders. Roof racks and tool boxes installed on privately owned non-commercial vehicles that otherwise do not meet the commercial vehicle description are allowed. (Adopted by Board of Trustees February 3, 2021)
  - 4) Security signs cannot exceed 2 s.f. of viewable surface area. (Adopted by Board of Trustees February 3, 2021)
  - 5) Grass landscaping must be comprised of Bahia, Bermuda, Centipede, St. Augustine or Zoysia. (Adopted by Board of Trustees April 7, 2021)
  - 6) To maintain clean homes, homeowners are prohibited from storing certain items in view of the street or adjoining houses. These items include, but are not limited to, games, toys, trash cans, yard equipment, tools, landscape materials, construction materials and items of a similar nature. These items must be stored out of view in garages or behind fences." (Adopted by Board of Trustees April 7, 2021)

- 7) Tree Removal Procedure. (Adopted by Board of Trustees September 1, 2021)  
Some trees may pose a hazard due to falling branches, the tree itself coming down, or roots adversely impacting walkways and foundations. Any tree that is fully downed, partially collapsed, or otherwise presents an obvious immediate danger of causing damage or injury does not need ARC approval for removal. As a courtesy, notify the ARC and/or HOA within 72 hours of an emergency tree removal with verbal or written justification for the removal.

Any homeowner who wants to remove a tree that does not present an imminent danger must submit a tree removal plan to the Architectural Review Committee for approval PRIOR to removal. The plan should specify the following:

1. Specific location of the tree (s)
2. Reason for removal
3. Arborist report, if available
4. Hillsborough County permit, in the absence of an arborist report
5. Landscape plan to replace the tree, remove the stump, and mitigate damage to the plot.
6. Hillsborough County has specific rules and procedures for removing a tree. It is the homeowner's sole responsibility to contact the county and meet any/all obligations imposed whether that be a permit or ISA Certified Arborist report.

Most tree removals occur due to potential hazards to the homesite, as validated in an arborist report. In some situations, the ARC may contract for an independent arborist report, at HOA expense, to validate the need for removal. If the arborist report determines a tree is a hazard, then the ARC will approve its removal.

Landscape plans should include either a schematic of the proposed plan or a detailed written description of the plan that is sufficient for the ARC to assess all proposed homeowner actions.