

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

Architectural Process, Rules & Standards October 2021

Introduction

At the time you purchased your property in Hickory Lake Estates North or South, you automatically became a member of the Hickory Lake Estates Owners Association, Inc. ("Hickory Lake Estates"), and subject to the governing documents of Hickory Lake Estates. The Architectural Control Committee (ACC) and the Board of Directors have a legal, fiduciary responsibility to enforce the governing documents of Hickory Lake Estates.

The Architectural Control Committee of Hickory Lake Estates developed the attached standards to be an addition to the deed restrictions already in place as allowed by our community's governing documents. The committee believes them to be fair and in the best interests for each of the homeowners in our community.

The Board of Directors approved this document October 26, 2021.

Homeowner Responsibility

Each owner is responsible for following the Association rules and must receive approval before any exterior modification to their property can be made. All requests for modification are to be submitted on the proper ACC Alteration Request form. Modifications must be within the scope of all applicable Association governing documents or the modification will not be accepted.

It is the responsibility of each owner, when hiring contractors, to follow all Association rules and not to take contractors' "word" that their modification does (or does not) require Association approval. Owners must take care to ensure that all contractors perform their approved modification, as written, and that all permits or other Association, county, state, or federal rules and laws are followed. Owners are strongly encouraged to hire only county and state licensed and insured individuals to perform work on their property.

An ACC Alteration Request form must be submitted for all changes to your property, in accordance with the Declaration of Covenants. This request and its approval must take place prior to any work being performed on your property. The homeowner is responsible for complying with all county, state, or federal laws associated with their property. ACC approval indicates compliance with the Hickory Lake Estates Declaration of Covenants and the community Rules and Standards and does not necessarily indicate compliance with any laws. Failure to comply will result in you having to return your property back to its condition prior to your change, at your expense, in accordance with our community's governing documents.

Architectural Review Process

Homeowners must request and receive prior written approval from the Architectural Control Committee prior to any exterior change to any portion of the lot and/or property. Exterior changes include, but are not limited to landscaping changes, modification to lawn type or sod, structural changes, painting, pools, screen enclosures, porches, fences, decorative curbing, pavers, water

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

fountains, landscape lighting, flag poles, free-standing basketball goals, lawn furniture, swing sets, lawn ornaments, etc. The Architectural Control Committee will review and provide an initial response within 30 days. The final decision time will depend on the extent of the requested change and meeting schedule of the architectural committee and/or the board of directors if further clarification to the board is needed. If such changes are carried out without the approval of the Architectural Control Committee, they are subject to removal at owner's expense. Please contact the management office or go to the website to obtain an Architectural Alteration form. The following provides guidelines on some of the exterior changes mentioned above:

Architectural Guidelines & Standards

Dwelling Colors:

The painting of any portion of the exterior of your home requires ACC approval. No more than three colors are allowed on one dwelling. The colors are for your entrance door, the body of the dwelling, and the trim. The garage door must match either the trim color or body color. Approved color schemes are on file at the property management office and are available for review during normal business hours. These approved palette colors are the only color schemes that will be considered by the ACC, and each paint color must be correctly matched to the Sherwin-Williams reference code numbers, no matter what paint product is used. This approved palette will be evaluated and possibly amended by the ACC and the Board of Directors in June/July of each year. If a homeowner would like to submit a color scheme not currently on the palette of approved colors, it will be reviewed by the ACC and the Board of Directors and possibly added to the palette at this time. Color changes to items such as mailboxes or fences are not permitted. These items must remain in their originally installed condition.

Rain Gutters and Roofing:

Gutters must match the roof fascia color, and downspouts must match the body color of your dwelling. All gutters must be installed properly to avoid draining onto adjacent properties. Downspouts are required, as part of installing gutters, and should be positioned so as to prevent drainage onto adjacent properties.

All shingle roofs must be dimensional, architectural shingles. Asphalt shingles must be consistent within the following color ranges: beige to darker brown, gray to lighter charcoal range (no black or terra cotta), or similar to the following brand colors (also see Exhibit "A"):

1. Owens Corning TruDefinition Duration Shingle – color Driftwood;
2. Tamko Heritage Premium – color Weathered Wood;
3. Timberline HD – color Weathered Wood.

Metal roofing intended to have the look of shingles can be acceptable if the same as the aforementioned colors. The replacement of all roofing shingles must have prior ACC approval. A color sample, as well as the material, pattern and brand must accompany the ACC request. Patching of roofs is allowed only if the patching material matches the color and material currently in place so it is not clearly visible from the street or the neighbor's yard.

Windows:

1. No awnings
2. No permanent decals
3. If replaced, the new windows must have same design pattern as original
4. No window boxes

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

5. Window tint film, if requested, will be professionally installed and adequately maintained

Garages:

No screened doors are permitted. Garages cannot be permanently closed in and converted into a separate living area. Garage conversions for the purpose of increasing interior living space by creating additional room or rooms will not be permitted.

Mailbox/Post:

If replacement is required, the box and post must be replaced with same design. The post must be 6"x6" wood, crosspieces 2"x6" wood, and the dimensions, bevels, dadoes, and grooves must be duplicated. The box must be white metal (steel or aluminum). The mailbox and post color is Sherwin Williams Dover White SW 6385. The inset trim color on the mailbox post must be gold to match the pre-existing color. Homeowners are strongly encouraged to add a white post shield to their mailboxes to protect the post from lawn mowers and string trimmers. They are available online from Home Depot, Lowes, Walmart, or Amazon; search for "Post Shields".

Building Maintenance:

All structures (house, fence, mailbox and post, driveway, sidewalk, curbing, etc.) on a homeowner's lot must be maintained in a first-class condition both functionally and aesthetically. All structures must be kept neat and clean and in good repair. All exterior surfaces must be free of stains from mold, algae, rust, oil, etc. Holiday decorations and lighting must be removed no later than January 31st. The maintenance (including painting and repair) of the low retaining wall, running the length of the backyards on the east side of Katana Drive is the homeowner's responsibility. It may be painted to match the color of the owner's home or a neutral, earth tone.

Sheds and Outbuildings:

Upon request from the ACC, sheds may be permitted on fenced properties. They must be located in the back yard directly to the rear of the house so they cannot be seen from the street, above a fence line, or be in view of any neighbor. The shed's placement must not interfere with drainage easements per county codes.

Driveways:

All driveways provided by the builders within Hickory Lake Estates consist of a broom finished concrete surface. Any changes to the driveway's surface must be approved by the Architectural Control Committee.

- A.) Paver Brick: The homeowner is required to adhere to the manufacturer's specifications when installing paver bricks. Specifications must be submitted indicating the amount of base material, bedding and surface compacting. Edging materials must also be installed.
- B.) Decorative Driveways: The driveway resurfacing materials and colored concrete are to be one of the following approved concrete stain colors:
 1. SW 7649 Silverplate
 2. SW 7651 Front Porch
 3. SW 7653 Silverpointe

As an alternative, Stamped Concrete Design Driveways may be permitted provided the work is completed by a professional, licensed company. The color must be the same or nearly the same

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

color as the body of the home. The stamped driveway must be sealed, kept free of stains and maintained in a first-class condition.

The lot owner shall be fully aware and acknowledge that any portion of a paver or decorative driveway installed within the public right-of-way or utility easement is clearly at risk and that no assurances of its protection will be provided. The lot owner must maintain or repair the decorative driveway and/or walkway at their sole cost. The lot owner shall ensure that the finished surface level of the driveway and/or walkway is consistent with any existing footpaths it may cross.

No driveway may be enlarged or extended wider than the front of the residential structure. Circular drives are not permitted. No additional vehicle parking shall be permitted on any lot other than in the existing driveway. Only one driveway per lot is permitted.

Basketball Goals/Net:

No permanent basketball goals are permitted. Homeowners must apply to have a temporary goal. Temporary goals must not block sidewalks or the street. When not in use, the goal is to be placed on the driveway within ten feet of the garage, upright and facing the driveway, not the street. The goal and the net must be in first-class condition, i.e., no torn nets, or external weights to hold down the base.

Swing Sets/Porch Swings/Lawn Furniture:

Following the submission and approval of the Architectural Alteration request, swing sets may be permitted, provided they are placed in the home owner's rear yard only and cannot be seen from the street or be in unrestricted view of any neighbor. If the yard is not fenced, the swing set must be surrounded with landscaping to hide it from view and thus soften the effects. Swing sets should be of moderate size, not to exceed nine feet in height. Swing set material may be wood or steel and must be maintained in a first-class condition, free of stains, rot and/or rust.

Porch swings and porch swing awnings are allowed in the rear yard only, out of view of the street, not to exceed the fence line height. If the yard is not fenced, the porch swing must be surrounded with landscaping to hide it from view and thus soften the effects.

Lawn Furniture must remain in the rear yard, unless it is incorporated as a seating arrangement under a covered front porch. It cannot be placed on a permanent basis in front of the dwelling or on the front lawn.

Trash:

In an effort to maintain community appearance, prevent safety issues arising from trash cans in the streets, and due to the presence of both domestic and wild animals that frequent the conservation areas within our neighborhood, covered trash containers are required for trash pickup. Bags are acceptable for lawn / vegetation-debris. The solid waste company serving our community accepts branches if they are cut to no more than four-foot lengths. Garbage, yard waste and recycled materials should be put out the evening prior to the scheduled county collection day, and containers must be brought in by the evening of the collection day. This will minimize safety issues or hazards arising from trash barrels blown into the street by the wind. At all other times, all trash containers, bags, boxes, debris and/or accumulations of any kind must be kept out of view from the street and adjoining lots and not simply placed on the driveway between vehicles and the garage door.

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

At no time may lawn debris be piled on the street storm drains due to possible storm drainage restriction.

Pools:

In accordance with Article XIV of the Declaration of Covenants, written Architectural Control Committee approval is required prior to the installation of an in-ground pool. No above ground pools will be approved. All pool installations must comply with all county requirements for setbacks, safety and engineering. No pool will be constructed without the building permit provided to the ACC. Pool equipment must be behind the house or hidden by an approved hedge, plant material, or fence, to enhance curb appeal. The plant material or fencing request must be included in the original change request for the pool. Roof-mounted solar pool heaters will be allowed provided they are professionally installed. All pool requests must include a reasonable date of completion provided by the associated pool contractor.

Screen Enclosures:

In accordance with Article XIV of the Declaration of Covenants, written Architectural Control Committee approval is required prior to the installation of any screen enclosure. All screen enclosures must be constructed of white aluminum or bronze aluminum. Screen enclosures must be pitched and follow the same roof line as the existing house. Aluminum pan roofs must be insulated and must be first approved by the ACC.

Pets:

Pets are not to create a nuisance situation to others in the community. All pets must be housed inside the dwelling. Pets are not permitted to roam freely and must be leashed when not on the pet owner's property. Pet owners must clean up after their pets in all yards and easements by removing solid waste.

Residential Garage (Yard) Sales:

In accordance with the Hillsborough County Land Development Code, Article VI, Part 6.11.43 – Garage, Yard, tc. Sales: Garage, yard, tag, patio and apartment sales are specifically permitted, as an accessory use in all residential districts. Such sales shall be limited to one during each six-month period, for a duration not to exceed three days.

Hickory Lake Estates will conduct designated community Yard Sales on the first Saturday of April and the first Saturday of October.

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

Fencing:

The requirements for fencing are intended to provide for consistent and appealing fences in the community. As new products become available, other fences may be considered by the ACC at its discretion. Any inconsistencies or conflicts in these guidelines will be settled at the ACC's sole discretion. The following set of specifications is to be used as a guideline for all fences. All fences must be approved in writing by the ACC prior to any installation of fences, even if they meet the specifications below.

In order to obtain approval of a fence, the request must include a survey or plat plan showing the owner's property and adjoining properties with all permanent structures (including existing fences) depicted. The survey must show the location of proposed fence(s), fence height(s), all transition points of fences, gate locations, setback distances from property lines, existing or proposed grades, all easements, drainage or utility structures, and list the specifications of all fence materials.

Acceptable Locations

- A.) Front Setback: Shall be a minimum of 35' from the front property line or 10' behind the closest point of the house to the street, whichever is furthest.
- B.) Easements: Approved fences may be installed in the drainage and utility easements subject to the following conditions:
 - 1. Owner understands that he/she may need to remove and reinstall any fencing at their expense to allow the appropriate agencies to use their easements.
 - 2. All fences must be installed so that water flow off the owner's property or other lots designed to drain through those easements will not be impeded.
- C.) Sidewalk setbacks for corner lots: Side yard and rear yard fencing on corner lots must be setback from the sidewalk a minimum of 4 feet at all points.

Guidelines for Fencing

All approved fence design, materials and specifications will be determined according to the following homeowner parcels within the community:

- Parcels bordering the interior retention pond within Hickory Lake Estates South.
- Parcels bordering the open non-wooded areas of Hickory Hammock Lake
- Parcels bordering the heavily wooded areas of Hickory Hammock Lake
- Parcels bordering the outside perimeter fence (Bellwood, Loriana and Briana Drives)
- All other parcels

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

Fence Specifications for Parcels bordering the interior retention pond of Hickory Lake Estates South

- A.) PVC fencing will be mandatory material.
- B.) Fences must be no higher than 4' at the rear property line facing the pond. Fencing may remain at 6' on side yard before transitioning from 6' high down to 4' high at a minimum of 30' from the rear property corners. This transition from 6' high to 4' high will take place in an 8' section of fence.

Fence Specifications for Parcels bordering the open, non-wooded areas of Hickory Hammock Lake

Fencing on the open, non-wooded parcels upon Hickory Hammock Lake will be limited to 6 foot white PVC privacy fence between lots, not to extend beyond the back corners of each dwelling or lanai, thus leaving the area facing the lake unfenced and open.

Fence Specifications for Parcels on the heavily wooded conservation lots bordering Hickory Hammock Lake

- A.) Fencing on the heavily wooded parcels on Hickory Hammock Lake is limited to a 4' high, black, aluminum picket fence material.
- B.) Pickets will be 1/2" wide and spaced 4-1/2" on center.
- C.) Prior to submission to the Architectural Control Committee, the homeowner will need a professional survey, paid at the homeowner's expense. Once this survey is reviewed by the ACC, a site visit by the committee will be completed.
- D.) Fence setback from the water is 20 feet (toward the house) from the Water Conservation Area Setback line as indicated on SWFWMD permit # 44002693.000 /.001 and the recorded plat of the subdivision.

Fence Specifications for Parcels bordering the outside perimeter fence (Bellwood, Loriana and Briana Drives)

- A.) Each homeowner is responsible for the maintenance of their existing fence on the rear property line.
- B.) When the rear fence needs replacement, the homeowner may replace with wood or (preferably) PVC following the approved fencing guidelines.

Fence specifications for all other parcels

Homeowners may choose to use either wood or PVC, although PVC is preferred.

For All Wood Fencing:

1. All posts must be set at a minimum of 36" into the ground and be spaced not more than 8'-0" on center. Posts shall be 4x4 inch pressure treated (P.T.) pine, .40 retention.

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

2. Pickets shall be 1x4 or 1x6 inch P.T. #2 pine, .25 retention, with dog eared tops. Rails shall be 2x4 inch P.T. pine, .25 retention.
3. Pickets may be assembled in:
 - a. shadow box design (pickets alternate on both sides of the rail) with a maximum gap between boards of 2-1/4" (for 1x4 pickets) or 3-1/2" (for 1x6 pickets), or
 - b. board on board design (all pickets on one side of the rails) with at least 1-1/4" overlap.
4. Fences shall have three (3) rails on all 6' high fencing and two (2) rails on all 4' high fencing. Board on board fences shall have the rails on the inside of the fenced property.
5. Gates must be constructed to match the fence and should be reinforced to prevent sagging.
6. Gate hardware shall be painted black.
7. All nails or staples shall be galvanized to resist rust.
8. All material is to be left "natural" (unpainted) and will be maintained in new or good condition with the good side facing out. Any unsightly or decayed material may be required to be changed by the homeowners, at the ACC's discretion.

For PVC Fencing

1. Fences must be securely anchored to resist high winds.
2. All posts must be set at a minimum of 36" into the ground and be spaced not more than 8'-0" on center.
3. Colors other than white may be allowed, but must complement present house color and future house color changes.
4. Fences should be 6' in height.

Marking Posts/Conservation Area:

All wetland area marking posts are to be left undisturbed on all properties. No parcel owner may undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved permit # 44002693.000 / .001 and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District, as well as the Architectural Control Committee. This would include all areas in Hickory Lake Estates defined within the Wetland Conservation Area Setback line established by the aforementioned permit. Homeowners living on any of the Hickory Lake Estates wetland boundaries are to follow the Florida Friendly recommendations regarding chemical use (pesticides, herbicides, fertilizers, etc) and the maintenance of a buffer zone of low-maintenance plants between your lawn and shoreline to absorb nutrients and to provide wildlife habitat. A 20 foot "ring of responsibility" where no chemicals are spread would be included in this buffer zone.

No activity may take place within 20' of the waterline.

Curbing:

All decorative landscape curbing must be approved by the Architectural Control Committee. Concrete blocks, wood ties, plastic and/or metal borders not flush to the ground will **not** be permitted. Artistic concrete landscape curbing is highly encouraged as a permanent landscape border. It is usually installed with a specialized landscape concrete curbing machine. These borders can be installed with a custom look of numerous stamped designs and a wide variety of colors. The landscape curbing color should match the overall color scheme of the surroundings of the house. Earth tone decorative blocks, specifically designed for landscape purposes, may

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

be permitted, but must be approved by the ACC prior to installation. All vegetation around curbing must be kept trimmed and the curbing must be kept maintained.

Lawn & Landscape Terms & Maintenance:

Terms:

Landscaping consists of all plant matter (bushes, trees, shrubs, grass, etc.) as well as mulch, bedding, and objects located outside the physical dwelling.

The front yards are defined as the area between the house front wall and the house side of the sidewalk, extending the full width of the property.

The front utility easement is defined as the area between the street and the street side of the sidewalk. There may be other easements on your property, such as for utilities or storm drains, and you should consult your lot survey to determine where these easements are located. It is each owner's responsibility to abide by all easements on their respective properties. Check your plat or survey for their existence and location..

The side yards are defined as the areas to the left and right of the house front and back walls and adjacent side property lines. .

The rear yards are defined as the area between the house rear wall and the rear property line, extending the full width of the property.

Bedding areas are areas surrounding plants, trees, or other areas as approved by the ACC.

Specific Lawn and Landscape Maintenance:

Bedding areas: Bedding areas located in the front yards (not to be confused or counted with the front utility easement) are encouraged to be expanded beyond that which the builder originally installed and to be landscaped as Florida friendly. This expansion is not to exceed beyond 1/3 of the grass area. There must be a minimum of 2/3 grass area, in the front yard, closest to the sidewalk as possible. All expansion details must be submitted to the ACC for approval, prior to performing the expansion. The ACC request must include a lot survey and a detailed drawing of your intended bedding area expansion. Bedding and/or grass/lawn areas in the rear yards have no size restrictions. The front utility easement must remain approved lawn grass, but easement bedding areas placed around trees and/or mailboxes will be permitted. Plantings immediately around the mailbox may not exceed the height of the mailbox.

All bedding areas must have an acceptable number of plants. They are never to remain as large bare patches of mulch with little or no landscape plants.

All bedding plants and/or shrubs in your front yard will be arranged in a descending order from the front wall of the dwelling, moving towards the front utility easement, from highest to lowest. Bedding area plants require ACC approval. If borders are not used in bedding areas, then you must edge back your landscaping material to prevent the material encroaching into the beds. Proper maintenance is required for all planting beds and border materials.

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

Front utility easement: The planting of approved replacement trees is permitted, but must be selected from an approved list of Florida Friendly trees. For an excellent resource refer to The Florida Friendly Landscaping Guide to Plant Selection and Landscape Design

See: https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/FYN_Plant_Selection_Guide_2015.pdf

See "Bedding Areas" above for further guidance on Front Utility Easement plantings.

Mulches: Plant based mulches, such as pine bark nuggets, eucalyptus or pine straw, will be allowed while the use of cypress mulches is highly discouraged. Please refer to the Florida Friendly Guidelines (mulch), referenced above, for more details on recommended mulch materials and the reasons for their use.

Sea shell, river rock, white marble, gray marble, lava rock (gray or red) shredded tires, or any other man-made material is non-Florida Friendly and its use in front bedding areas is highly discouraged. Rock bedding is difficult to weed around, gets very hot around plant roots and adds no organic matter or nutrients to the soil. Mulch must be replaced if the area beneath the mulch becomes visible from the street. Replacing mulch with the above approved material is considered routine maintenance and does not require prior ACC approval.

Lawn grasses: Lawn grass must be turf grass such as Empire Zoysia or St. Augustine. Replacement of grass areas, when needed, is to be with sod. Artificial forms of grass are NOT permitted.

Trees: All homeowners are subject to county and state laws regarding permits and removal/maintenance of any tree. The planting of trees in the side yards is discouraged, but depending on the variety and specific yard may be allowed with prior ACC approval. Specific details must accompany the ACC request. These details must include the specific variety of the tree and its location, as well as a lot survey showing the intended placement.

Rain barrels: Rain barrels are permitted but must be located either on the side or rear of the house hidden from view.

Xeriscape: Xeriscape is not allowed. Florida Friendly Landscaping (FFL) is allowed, but only if you receive prior approval in writing from the ACC and follow the directions for FFL.

Lawn ornaments: No more than two, traditional commercial lawn ornamental objects, not larger than three feet in height or width, will be allowed in the front yard. Commercially available traditional lawn ornaments should be appealing to all in the community. Commercially manufactured landscape lighting is allowed in all bedding areas, except for the front utility easement, and may not exceed two feet in height.

General Lawn and Landscape Maintenance: Trees, bushes, shrubs, grass, and all other plant matter must be kept free from disease and kept trimmed so as not to obstruct a motorist's or pedestrian's view. This material may not encroach upon a driveway, sidewalk, or walkway. Branches or any other plant matter must be kept from hanging low enough to impede a pedestrian's ability to clearly walk under the material, without stooping. Trees/vines etc. that touch

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

or hang over the community's outside wall must be trimmed back by the homeowner as needed. Any tree roots and/or branches that have grown close enough to the community wall/fence along John Moore Road, Lorian Street, and Briana and Bellwood Drives to affect the integrity of the wall must be removed at the homeowner's expense. All leaves and other plant debris must be routinely removed from sidewalks and gutters.

All grass and other plant matter must be trimmed and/or edged in such a manner that this material does not encroach on or into driveways, walkways, sidewalks, or other hard surfaces.

Weeds should be controlled and never allowed to overcome bedding and lawns.

Grass may not exceed a height of eight inches.

Grass areas may not have bare or brown spots in excess of four square feet. The only exception to green grass (as defined here) is when extreme drought conditions (actually posted as such by Hillsborough County) persist AND your immediate neighbors (both neighbors) on either side of you have yards that are equally brown (meaning everyone is watering and maintaining their grass, as allowed, but extreme conditions prevent a good lawn for EVERYONE in Hickory Lake Estates).

Lawn and landscape trimmings left for the county to pick up are NOT to be placed in the storm drain.

Florida Friendly Landscape

Homeowners are encouraged to practice Florida Friendly Landscaping (FFL) techniques. The latest FFL information can be obtained by contacting the UF/IFAS Extension, Hillsborough County office at 5539 County Road 579, Seffner, Florida 33584.

Notes:

If you are not sure whether your project will require prior approval, please confirm by contacting the management office. In addition, you can contact the management office to obtain forms or additional information regarding the Hickory Lake Estates Owners Association, Inc. as follows:

Hickory Lake Estates Owners Association, Inc.
c/o McNeil Management Services, Inc.
P.O. Box 6235
Brandon, FL 33508-6004
(813) 571-7100 – Office Phone
(813) 689-2747 – Office Fax

Email: management@mcneilmsi.com

Association's website: www.hickorylakeseoa.com

HICKORY LAKE ESTATES

OWNERS' ASSOCIATION, INC.

Exhibit "A"

Asphalt shingles must be consistent within the following color ranges: darker brown or gray to lighter charcoal range, or similar to the following brand colors:



Owens Corning TruDefinition Duration Shingles - Driftwood

<https://www.owenscorning.com/roofing/shingles/trudefinition-duration/driftwood>



Timberline HD® Shingles – Weathered Wood



Tamko Heritage® Premium - Weathered Wood