

Quick Index to Key Cambridge Cove Property Restrictions

Category	Section Title	Summary	Document	Article	Section
Building Exterior	Antennae	Requires ACC approval for placement of radio, television or satellite antennae, dishes or towers.	Declarations	VI	18
Building Exterior	Doors	This section lists requirements for overhead garage doors, front doors and patio doors.	ACC Guidelines	III	C
Building Exterior	Driveway and Driveway Construction	This section requires ACC approval for the installation and modifications to driveways and sidewalks.	ACC Guidelines	III	V
Building Exterior	Driveways and Entrances to Garage	Requires ACC approval to all installation or modifications to driveways.	Declarations	VI	25
Building Exterior	Exterior Painting	Requires prior ACC approval of all exterior color plans including materials and finishes. ACC approval is required even when repainting with the same or similar colors.	ACC Guidelines	III	R
Building Exterior	Fencing	This section limits the material, style and placement of fencing, It also requires ACC approval for all placement or modifications.	ACC Guidelines	III	A
Building Exterior	Gutter and Solar Collectors	Defines colors of gutters and downspouts. Requires solar collector piping and conduit to be painted to match the siding of the house.	ACC Guidelines	III	S
Building Exterior	Lighting	This section list requirement and restrictions on exterior and security lighting.	ACC Guidelines	III	K
Building Exterior	Patios, Screen Doors, Vinyl Windows and Screen Enclosures	Defines requirements and restrictions for patios and screen enclosures. Installations and modifications require ACC approval	ACC Guidelines	III	B
Building Exterior	Satellite Dishes and Antennae	Allows antenna covered under the Over-the-Air-Reception-Devices (OTARD) Rules with restrictions.	ACC Guidelines	III	I
Building Exterior	Sidewalks	Requirement that owners furnish and maintain their sidewalks at their own expense . Requires compliance with ACC guidelines. Note, references to dedication of the road and right-of-way to Hillsborough County are not applicable since Cambridge Cove's roads are private.	Declarations	VI	13
Building Exterior	Signs	General limitations on the placement and kinds of signs allowed.	Declarations	VI	11
Building Exterior	Signs	ACC approval is required to place signs with the exception of professional real estate signs, contractor signs to meet permitting requirements and a maximum of 2 security signs located in the landscaped beds.	ACC Guidelines	III	H
Building Exterior	Storm/Hurricane Shutters	ACC approval is required for installation or modification of storm shutters. Section provides allowed types and restriction on their use.	ACC Guidelines	III	D
Building Exterior	Window Air Conditioners	Requires ACC approval for installation of window air conditioner	Declarations	VI	19
Building Exterior	Windows, Awnings and Shutters (and Window Air Conditioners)	This section allows installation of energy conserving films on windows with restrictions. It also provides restrictions on the exterior facing color of interior window treatments on the front of the house. Limits temporary window coverings for no more than 3 weeks. Requires ACC approval of awnings and shutters with restrictions. This section also specifically prohibits window air conditioners.	ACC Guidelines	III	U

Quick Index to Key Cambridge Cove Property Restrictions

Category	Section Title	Summary	Document	Article	Section
General	Maintenance	General requirement that owners keep and maintain their lot and structures, including landscaping in good condition and repair including but not limited to; repairing and painting structures; seeding/sodding, watering and mowing all lawns; pruning and trimming all trees, hedges and shrubbery. The section also provides the CCHOA Board of Directors authority to exercise its rights including its Right of Abatement to remedy an owners failure to maintain their property. (See Declarations Article VIII, Section 1.)	Declarations	VI	17
Landscaping	Existing Landscaping and Sod	Landscaping must be installed and maintained to the current overall standards of the Cambridge Cove Community. This section contains many specific landscaping and maintenance requirements.	ACC Guidelines	III	G
Landscaping	Landscaping/Ponds	Requires ACC approval for modifications to landscaping including decorative borders and ponds.	ACC Guidelines	III	F
Landscaping	Lawn Furnishing	Unless located in the rear fenced yard, ACC approval is required for the placement or modification of all lawn furnishings including birdbaths, lawn sculptures, artificial plants, bird houses, rock gardens or similar types of accessories.	ACC Guidelines	III	E
Property Use	Additions	Provides additional restrictions on the design of additions and their impact on neighboring properties. (Note, as with all modifications to buildings, ACC approval is required.)	ACC Guidelines	III	T
Property Use	Barbecues/Smokers	Restricts placement of barbecues and smokers.	ACC Guidelines	III	N
Property Use	Changing Elevations	Requires ACC approval for any work that changes a lot's elevation that will materially affect the surface grade of surrounding lots.	Declarations	VI	22
Property Use	Flags and Holiday Decorations	Allows one decorative flag with restrictions per home with ACC approval. American and Florida State flags may be flown without ACC approval. The section also allows holiday lights and decorations with restrictions.	ACC Guidelines	III	P
Property Use	Garage	Limits the use of garages to car storage purposes. Prohibits screening on door openings.	ACC Guidelines	III	M
Property Use	Generators/Hose Reels/Garbage Cans/Tanks/Clotheslines, Etc.	This section defines the requirement to screen from view the items in the title and limits when garbage containers can be placed at the street.	ACC Guidelines	III	O
Property Use	Livestock	Prohibits animals, livestock or poultry from being raised, bred or kept on any lot except for a maximum of 2 dogs and 2 cats or other small household pets. No animals can be kept, bred or maintained for any commercial purpose. Household pets must not constitute a nuisance or cause unsanitary conditions.	Declarations	VI	9
Property Use	Offensive Activities	Prohibits noxious, offensive or illegal activities and activities that become an annoyance or nuisance to the owners of other lots.	Declarations	VI	10

Quick Index to Key Cambridge Cove Property Restrictions

Category	Section Title	Summary	Document	Article	Section
Property Use	Outbuildings	Requires that outbuildings including playhouses be in fenced in yard. Prohibits storage sheds. Requires ACC approval for installation and modification.	ACC Guidelines	III	J
Property Use	Play Equipment and Accessory Structures	Permits exterior recreation and play equipment with restrictions and the approval of the ACC. The section also references restrictions contained in a separate Play Set Addendum to ACC Guidelines.	ACC Guidelines	III	Q
Property Use	Swimming Pools	Requires ACC approval for installation and modification of swimming pools and spas/Jacuzzis. Provides requirements and restrictions.	ACC Guidelines	III	L
Property Use	Trailers, Trucks, School Buses, Boats, Boat Trailers	This section restricts the kinds of vehicles that can be kept, stored or parked overnight on any street or lot outside of an enclosed garage. Temporary nonrecurring parking of vehicles, boat and trailers are allowed for a period not to exceed 48 hours.	Declarations	VI	20

Note: This index is provided as a convenient reference guide to Cambridge Cove's covenants and restrictions. Homeowners must refer to the original official documents for precise requirements.