

	PHASE	1A	1B	1C	2A	2B
	LOTS	102-132	97-101	89-96	1--16	16-88
	LOTS		133-144	145-161	308-309	
REQUIREMENTS	LOTS		162-203			
Minimum Living Area:						
2bdrm - 1200 sq ft		X	X	X	X	X
3bdrm - 1400 sq ft		X	X	X	X	X
Multi-Story First Floor:						
2bdrm - 800 sq ft		X	X	X	X	X
3bdrm - 1000 sq ft		X	X	X	X	X
1 House on 2 Lots - Requirements						
Committee Approval						
Each lot continues to be assessed						
Width of dwelling - 36 ft max		X	X	X	X	X
Foundation Requirements:						
Pile Supported						
Approved by an Engineer						
Sealed by an Engineer						
No Unfinished Concrete Block		X	X	X	X	X
Exterior Wall Requirements:						
1st Floor Unbroken Plane-10' max					X	X
1st Floor Blank Acceptable						
Walls over 2 stories must have windows, vertical bands, piers, etc						
Overhangs Required - 2' Minimum						
Garage - Enclosed, Min. 2 Car		X	X	X	X	X
Carports prohibited		X	X	X	X	X
Driveways		X	X	X	X	X
Concrete		X	X	X	X	X
Pavers approved by ARC		X	X	X	X	X
Free from automotive stains & mold		X	X	X	X	X
Soil Test for Design Criteria						
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Roof Material:						
Tile - Cement or Clay		X	X	X	X	X
Cedar Shakes		X	X	X	X	X
Shingles - Asphalt 330 lb. min		X	X	X	X	X
Shingles - Fiberglass Class A						
Shingles - Fiberglass Dimensional						
Metal roof are allowed in any phase		X	X	X	X	X
Building Setbacks:						
Front - 15' from front lot line		X	X	X	X	X

Rear - 15' from retaining wall	X	X	X	X	X	
Side - 15' from adjacent building	X	X	X	X ₄	X	
Closed side - 3' from lot line	X ₁	X ₂	X ₃	X ₄	X ₅	
Closed Side Requirements:						
Obscure & fixed glass in any openings	X	X	X	X	X	
No doors	X	X	X	X	X	
Gutters draining to front or back				X	X	
Gutters on Closed Side Mandatory	X	X	X	X	X	
No hose bibs						
No electric meters						
Landscaping Requirements:						
2 Live Oaks; or				X	X	
2 Sable Palms; or				X		
3 Sable Palms; or					X	
3 Wax Myrtles tree shaped; or				X	X	
2 Washingtonia Palms				X		
10' Min on tree height				X	X	
No tree/shrub > 4' tall in back 15' of lot						
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A/C Compressors Requirements:						
Screened from street					X	X
Prohibited on closed side					X	
Pool & Other Equip. Requirements:						
Screened from street						
Prohibited on closed side						
Retaining Wall Requirements:						
32" High (4 courses high)						
From closed to open side lines						
Must Use An Approved Builder						
Fence Requirements:						
Approved materials; PVC, wood, residential aluminum/wrought iron	X	X	X	X	X	X
Privacy & chain link prohibited	X	X	X	X	X	X
No less than 3" between pickets	X	X	X	X	X	X
According to Pasco County Ordinance 1000 Section 1003	X	X	X	X	X	X
No closer than 15' from seawall	X	X	X	X	X	X
Fences prohibited in the front of house	X	X	X	X	X	X
Mailbox Requirements:						
Must be approved by US Postal	X	X	X	X	X	X
Dock Requirements:						
Must be fixed	X	X	X	X	X	X

Fully encapsulated if floating	X	X	X	X	X	
Covered docks/lifts prohibited	X	X	X	X	X	
No earth embankment docks	X	X	X	X	X	
1/3 of canal or 26' (whichever is less)	X	X	X	X	X	
8' from closed lot line	X	X	X	X	X	
5' from open lot line	X	X	X	X	X	
Pool Requirements:						
No vinyl or doughboy pools	X	X	X	X	X	
Tops must be ground level or graded ground level	X	X	X	X	X	
Must be fenced or screened	X	X	X	X	X	
Signs:						
For Sale signs only permitted	X	X	X	X	X	
No more than one facing street side	X	X	X	X	X	
No more than one facing canal side	X	X	X	X	X	
Signs can be no larger than 6 sq. ft.	X	X	X	X	X	
No signs in common areas	X	X	X	X	X	
Fuel Storage Tank Requirements:						
Must be buried below the ground; or	X	X	X	X	X	
Screened from street, canal & common	X	X	X	X	X	
Trash Receptacle Requirements:						
Must be kept so not to be visible from any street, canal or common areas	X	X	X	X	X	
May be buried below ground	X	X	X	X	X	
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Tree Removal Requirements:						
Trees over 3" dia. require comm. approval	X	X	X	X	X	X
Antennae Restrictions:						
Antennae's and radio towers prohibited	X	X	X	X	X	X
Satellite dishes (< 2' diam.) are allowed	X	X	X	X	X	X
Lawn Restrictions:						
Must be natural grass	X	X	X	X	X	X
No rock, asphalt or concrete lawns	X	X	X	X	X	X
No > 30% use of impervious materials	X	X	X	X	X	X
Parking areas in front only w/approval	X	X	X	X	X	X
Clothes Lines Prohibited	X	X	X	X	X	X
Construction Completion Requirements:						
12 months, once commenced	X	X	X	X	X	X
12 months for destroyed structures	X	X	X	X	X	X
Construction must not cease for > 90 days	X	X	X	X	X	X

3A 205-228	3B 229-246 304-307 307A	3C 247-268 297-303	3D 269-296	SEA COLONY 1--76	SEA COLONY PHASE II 1--22 67--76
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X			
X	X	X			
			X	X	X
			X	X	X
X ₆	X	X			
X	X	X	X	X	X
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		X	X	X	X
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		X ₁₀	X ₁₀		X
X	X	X	X	X	X
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X	X	X	X	X	X
		X	X	X	X
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X	X	X	X	X	X
X	X	X	X	X	X
X					
	X				
		X	X	X	X
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X	X	X	X	X	X
X	X	X	X	X ₁₇	X ₁₇
X ₇	X ₈	X ₁₁₋₁₃	X ₁₅	X ₁₈₋₁₉	X ₁₈₋₁₉
X	X ₉	X ₁₄	X ₁₆	X	X
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X	X	X	X	X	X
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X	X	X	X	X	X
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X	X	X	X	X	X