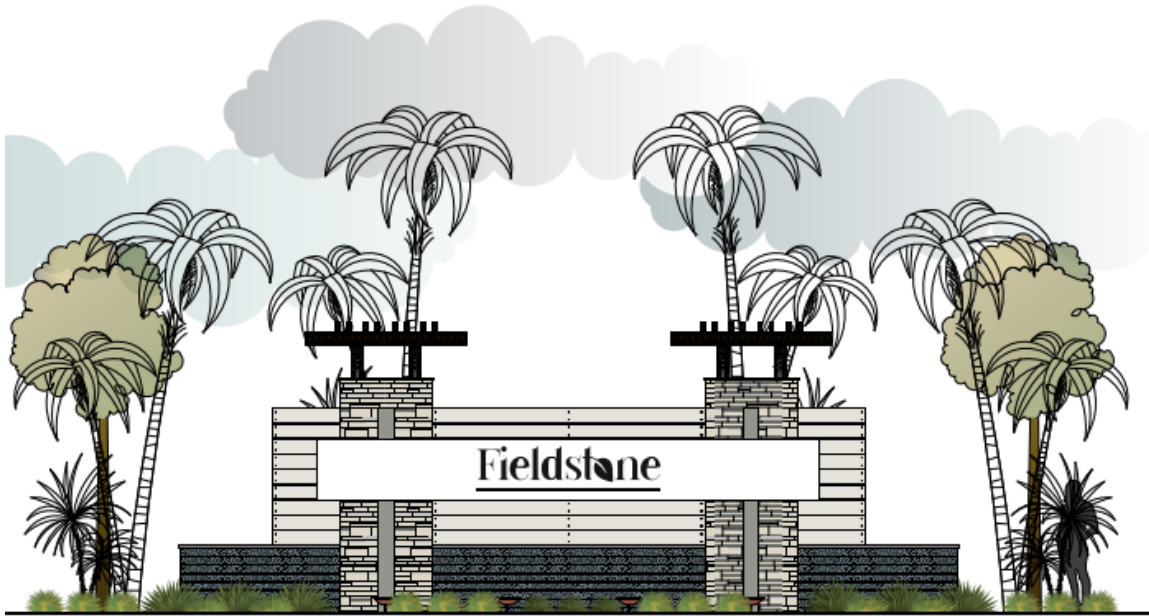




COMMUNITY DESIGN GUIDELINES

MAY 2026



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INTRODUCTION

The Fieldstone Declaration and Covenants, Conditions and Restrictions (CCRs) are not comprehensive of all specific design criteria necessary for exterior design approval, subsequent modifications or subsequent change requests which may be made by homeowners from time to time.

These design standards, the procedures within and other reference materials provide guidance regarding the architectural integrity of the Fieldstone community.

The Delarant(s) and/or the Fieldstone Community Association Architectural Control Committee (ACC) shall be enabled to reference these guidelines with the intention of achieving compatible, consistent and complimentary architecture aesthetics throughout the community.

CCRSs reference 19.5 Community Standards



ACKNOWLEDGEMENT

The builders, lot owners, and any of their respective advisors or consultants (collectively, “Users”) acknowledge and expressly agree that the Architectural Guidelines and accompanying materials (collectively, “Materials”), (i) do not eliminate the need for the Users to obtain all necessary approvals/permits required from any public or governmental agency or authority having jurisdiction, and (ii) should not be construed as a waiver of or the satisfaction of any laws, regulations, codes, ordinances, statutes, restrictions or other requirements, conformance thereto being solely the responsibility of the Users. Users also acknowledge that Declarant(s) and Developer(s) have no liability whatsoever to the Users or any other person or entity as a result of the Materials for any completeness, sufficiency, defects, omissions, inconsistencies or shortcomings contained therein or the work to be performed in accordance therewith. Nothing contained in the Materials shall be deemed to constitute a representation, warranty, assurance or guarantee by the Fee Owner as to the accuracy or sufficiency of the Materials or their compliance with any and all applicable laws.



PROCESS

Homeowners must complete an Architectural Control Committee (ACC) application (available exclusively online) and submit it for review. Written approval shall be required prior to any construction, restoration, reconstruction, improvement, modification or expansion is performed or installed. Refer to Fieldstone Recorded Declarant of Covenants, Conditions, and Restrictions – Section 19.

The committee has thirty (30) days from receipt of a completed and accurate (including exhibits) ARC submittal to provide written approval, conditionals or denial to the homeowner. Faxed applications will not be accepted. Applications submitted without a copy of a survey, drawing, color sample, or photo will be considered incomplete. Any incomplete application will be returned to you and shall be considered automatically denied.

NOTE: There is no application fee required, however, certain homeowner improvements may require a refundable deposit. Consult with the Fieldstone Homeowners Association management company representative.

CCRSs reference 19.8 [Procedures](#)



PREFACE

The Architectural Design Guidelines presented within this book intend to provide guidance to builders, architects, designers and homeowners.

The Architecture of Fieldstone has been established by the Developer with the formal approval of the City of Plant City and with the Participation of the Builders within the community.

Architectural Narrative:

Promote a balance of continuity, diversity and individuality of architecture within the Fieldstone community.

Styles: original, contemporary home designs based on historical architecture within the Florida vernacular, traditional, coastal and craftsman.

Unique home character throughout each exterior facade.

Open concept floor plans, providing diverse living spaces.

Simplified, appropriate detailing to exterior styles.

Well-proportioned architectural forms.

Well-proportioned horizontal and vertical massing.

Asymmetrical height variables to provide visual interest (inviting)

Appropriate locations of transparency/glazing to all sides of home, to maintain architectural integrity, and also to provide living space views and natural light.

Soft colors to provide a relaxing tone, and to compliment the architecture.

Extended eave accents, appropriate to architectural styles.

Masonry installed windows to provide recessed relief of facade (est. 3-3/4")

These guidelines may be enhanced, changed or amended by the Declarant(s), the Architectural Control Committee, or other authorized representatives of the Fieldstone Community Association.



THE COMMUNITY

Fieldstone is part of the Fieldstone Planned Development District located in Hillsborough County and Plant City. As such, the community is subject to specific requirements.

Community Development Details

Proposed Use: Single Family Detached

Maximum Building Height = 35' (2 stories)

Proposed Units = 117

Min Lot size 50' x 120' (34) and 60' x 120' (81)

Building Setbacks:

Front Yard = 20'

Rear Yard = 30' exterior lots; 15' pond lots per section 102-445(1)(b)(1)(ii)

Sid Yard = 5'

Exterior Side Yard = 15'

Interior Street Side Yard = 15'

Fieldstone Planned Development (PD)

Sidewalks shall be provided on both sides of the street

Residential units shall each include a minimum of three (3) of the following Architectural Details:

- Cultured LedgeStone accents appropriate to Architectural style

- Cultured brick Cladding appropriate to Architectural style

- Horizontal Lap Siding accent locations on front façade (per style)

- Board and Batten Siding accent locations on front façade (per style)

- Shingle Siding accent locations on front façade (per style)

- Decorative Shutters with appropriate scaling

- Frieze Band raised detailing and/or moldings at front façade

- Style specific Corbels at eaves

- Decorative Louver Accents

- Decorative raised trim banding at all front façade openings per style (doors and windows)

- Decorative Bracket and Knee Bracket Designs per style

- Front Porch design with Style appropriate posts

- Columns and pedestal articulation,

- Upgraded Front Doors with Glazing

- Decorative Style Garage Doors,

- Concrete Paver Driveways,

- Minimum 5/12 Pitch,



Minimum 12" Eaves,

Appropriate Color Accents and Palettes to enhance Architecture

Dimensional Shingles with color selection variables

No two (2) identical Elevations/Building Facades shall be directly adjacent to, or directly across the street from one another.

Minimum one (1) lot separation of same Elevation/Façade on the same street side.

No two (2) identical exterior color palettes shall be directly adjacent to, or directly across the street from one another.

Nor more than three (3) 50-foot wide lots shall be adjacent to one another along the Southern and Eastern border, and all lots along the Western and Northern border shall be a minimum of 60-foot-wide lots.



GENERAL REQUIREMENTS

Documented below are general standards and guidelines for possible issues related to home sites in Fieldstone. Lot specifications and layouts are provided for general illustrative purposes only.

Setbacks will vary based on lot location, size, visibility and other factors, but at no time will any setback or easement requirement be less than those required by the City of Plant City.

Applicants seeking information on a specific Lot should contact the Fieldstone Community Association administrator. Please note that this is a guideline only, it is not all inclusive. Items listed here should not be assumed to be approved. All requested changes to any property in Fieldstone must be first submitted, reviewed and approved by the Fieldstone Community Association Architectural Control Committee (ARC).

Location of Structures

No identical plan elevation or color scheme shall repeat next door to or across the street from one another.

Identical floor plans may be used on adjacent lots, however, no one elevation style can dominate a street.

Exterior Color Details

Appendix A: Approved Builder Color Schemes

Numerical and name references are Sherwin Williams branded colors (SW)

Exterior Main Body Paint

SW 6161 Nonchalant White	SW 7006 Extra White
SW 6183 Conservative Gray	SW 7008 Alabaster
SW 6203 Spare White	SW 7064 Passive
SW 6204 Sea Salt	SW 7636 Origami White
SW 6232 Misty	SW 7651 Front Porch
SW 6252 Ice Cube	SW 7661 Reflection
SW 7004 Snowbound	SW 9166 Drift of Mist

Exterior Trim Paint

SW 7004 Snowbound	SW 7064 Passive
SW 7005 Pure White	SW 7636 Origami White
SW 7006 Extra White	SW 7651 Front Porch
SW 7008 Alabaster	SW 9166 Drift of Mist



Exterior Accent Paint

(gables, brackets, corbels, non-dominant architectural details)

SW 6169 Sedate Gray	SW 7663 Monorail Silver
SW 6185 Escape Gray	SW 7664 Steely Gray
SW 6221 Moody Blue	SW 7743 Mountain Road
SW 6227 Meditative	SW 9132 Acacia Haze
SW 6247 Krypton	SW 9135 Whirlpool
SW 6249 Storm Cloud	SW 9126 Honed Soapstone
SW 6255 Morning Fog	SW 9130 Evergreen Fog
SW 7025 Backdrop	SW 9134 Delft
SW 7074 Software	SW 9140 Blustery Sky
SW 7617 Mediterranean	SW 9164 Illusive Green
SW 7650 Ellie Gray	SW 9172 Studio Clay

Exterior Garage Door Paint

Main body color of the home may also be used for the garage door paint color.

SW 2808 Rookwood Dark Brown	SW 7604 Smoky Bue
SW 6083 Sable	SW 7069 Iron Ore
SW 6104 Kaffee	SW 7027 Hickory Smoke
SW 6153 Protégé Bronze	SW 7047 Porpoise
SW 6236 Grays Harbor	SW 7068 Grizzle Gray
SW 6237 Dark Night	SW 7075 Web Gray
SW 6244 Naval	SW 7674 Peppercorn
SW 6258 Tricorn Black	SW 9141 Waterloo

Exterior Front Entry Door Paint

SW 2808 Rookwood Dark Brown	SW 6236 Grays Harbor
SW 2838 Polished Mahogany	SW 6237 Dark Night
SW 6034 Dark Auburn	SW 6244 Naval
SW 6083 Sable	SW 6258 Tricorn Black
SW 6104 Kaffee	SW 6480 Lagoon
SW 6153 Protégé Bronze	SW 6495 Great Falls
SW 6223 Still Water	SW 7027 Hickory Smoke



SW 7047 Porpoise

SW 7068 Grizzle Gray

SW 7069 Iron Ore

SW 7075 Web Gray

SW 7585 Sun Dried Tomato

SW 7604 Smoky Blue

SW 7674 Peppercorn

SW 9060 Conner's Lakefront

SW 9141 Waterloo

SW 9142 Moscow Midnight

Exterior Roofing

Cobblestone Gray

Colonial Slate

Georgetown Gray

Weathered Wood

Driftwood

Pewter

Charcoal Black

Miore Black

Exterior Stone

Stacked ledgerstone style, which is a broad category of decorative stone, is recommended. See Appendix A for examples of approved stone styles and colors.

Pro-Fit Ledgerstone Platinum

Pro-Fit Alpine Ledgerstone Black Mountain

Pro-Fit Alpine Ledgerstone Chardonnay

Pro-Fit Alpine Ledgerstone Echo Ridge

Pro-Fit Alpine Ledgerstone Summit Peak

Pro-Fit Alpine Ledgerstone Umber Creek



BORAL STONE

Pro-Fit Alpine Ledgerstone

- Black Mountain -



BORAL STONE

Pro-Fit Alpine Ledgerstone

- Chardonnay -



BORAL STONE

Pro-Fit Alpine Ledgerstone

- Echo Ridge -



BORAL STONE

Pro-Fit Alpine Ledgerstone

- Summit Peak -



BORAL STONE

Pro-Fit Alpine Ledgerstone

- Umber Creek -

Exterior Concrete Pavers

Concrete driveways are standard within the community, but concrete paver driveways, lead walks between porch and driveway and front porches are permitted.

No graphic inserts of any type may be incorporated into the paver pattern, the stamped concrete pattern or standard concrete driveway.

Painting or spray textures and "spray-crete" type applications with or without patterns are not allowed for driveways or walks.

No extension of street pavement for curbside parking will be allowed.



Recommended concrete pavers are a 3 Piece Cobblestone Style such as: Tremron Mega Olde Towne as illustrated below.

Approved Colors

Autumn Blend

Sand Dune

Glacier

Sierra



AUTUMN BLEND
Blend: White



GLACIER
Blend: White

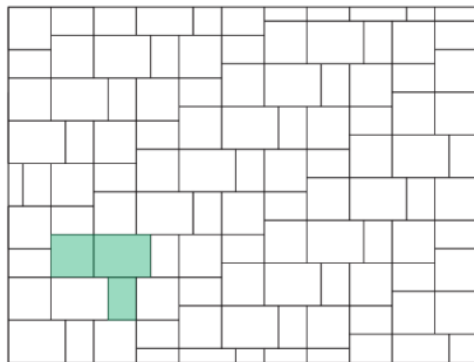


SAND DUNE
Blend: White



SIERRA
Blend: White

Lay Pattern: Herringbone



Herringbone Mega Olde Towne



FENCING

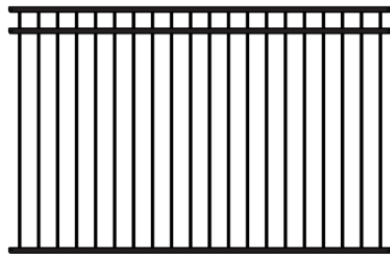
Important: For purposes of fire safety, the Fire Marshall of Hillsborough County requires that gates be installed in fences to allow foot passage from the “right of way street” or “common drive”

All fences must be approved by ACC.

The approved, community standard for a home’s lot fencing is a black powder coated, three rail style, four feet (4’) in height.

Gates shall be of a matching style and color.

“Puppy Pickets” are allowed and must be integrated with the manufacturing of the fence, substantially similar to the example illustration provided.



approved fence style, general illustration



puppy picket, general illustration

Fencing and gates may be installed no closer than 10’ from the front corners of the home.

Provide Fence detail with colors, materials, heights, and sizes identified. Provide Site plan showing the location and setbacks as appropriate.

Accessory Structures, Outbuildings

Submittal of accessory structures or outbuildings to include a site plan indicating proposed placement of the structure to scale and building diagram, including elevation views of all four sides. Include paint colors, roof color and any landscape screening details.

Outbuildings such as the garage, workshops, pool cabanas, gazebos, storage sheds, etc., should be designed with the same care as the main house.

Exterior color scheme and materials including roofing will match the principal structure.

Eaves and rakes will overhang a minimum of 12" Variations may be submitted for review.

Roof pitches may be between 3:12 and 10:12. Matching the roof pitch of the main house is encouraged.

Prefabricated sheds may be approved on an individual basis. Final determination is at the sole discretion of the ACC.

Placement of the structure must be within the rear yard and not visible from the street. All applicable community and lot specific building setback requirements must be adhered to. Any required building permits are the responsibility of the homeowner to acquire from City of Plant City.



Swimming Pools, Spas, and Screen Enclosures

All pools, spas and screen enclosures require the approval of the ACC prior to start of construction.

The design must incorporate, at a minimum, the following:

The composition of the material must be thoroughly tested and accepted by the industry for such construction.

Swimming pools, spas and the associated accessories are to be located in the rear yard of the lot. No portion of a swimming pool, spa or pool enclosure be installed at any location beyond the width of rear most corners of the house.

Swimming Pools, the associated mechanical equipment, and any accessories will not be visible from any front elevation as viewed from any street where feasible. Accessories and pool equipment shall be screened from view with landscaping of an appropriate size at installation to obscure the view of the equipment from public view.

On corner lots where pools, hot tubs, and/or other pool equipment are visible from the Frontage Elevation street, landscape or other visual buffer must be installed to adequately screen such equipment from street view on all visible sides.

Pool accessories (i.e. slides, diving platforms, etc.) must be below a maximum height of 6'-0" above the finish deck, lanai/pool deck.

No screened enclosures shall extend into side yards beyond the rear corners of the house. The roof area of the screen enclosure, in no case, will be higher than the roof ridge of a one story house. No two-story (or larger) enclosures are allowed. The roofing material for any pool screen enclosure will be screen only.

Framing for any screen enclosure must be either black or dark bronze in color.

No above ground pools will be allowed.



APPENDIX A: APPROVED EXTERIOR COLOR SCHEMES

9.

BODY
SW 7064 - PASSIVE

TRIM
SW 7006 - EXTRA WHITE

ACCENT / ALTERNATE
SW 7664 - STEELY GRAY

ACCENT / ALTERNATE
SW 7074 - SOFTWARE

13.

BODY
SW 6232 - MISTY

TRIM
SW 7757 - HIGH REFLECTIVE WHITE

ACCENT / ALTERNATE
SW 9135 - WHIRLPOOL

ACCENT / ALTERNATE
SW 7650 - ELLIE GRAY

10.

BODY
SW 7636 - ORIGAMI WHITE

TRIM
SW 7006 - PURE WHITE

ACCENT / ALTERNATE
SW 7663 - MONORAIL SILVER

ACCENT / ALTERNATE
SW 6169 - SEDATE GRAY

14.

BODY
SW 7661 - REFLECTION

TRIM
SW 7006 - EXTRA WHITE

ACCENT / ALTERNATE
SW 7074 - SOFTWARE

ACCENT / ALTERNATE
SW 9126 - HONED SOAPSTONE

11.

BODY
SW 9166 - DRIFT OF MIST

TRIM
SW 7006 - ALABASTER

ACCENT / ALTERNATE
SW 7650 - ELLIE GRAY

ACCENT / ALTERNATE
SW 9132 - ACACIA HAZE

15.

BODY
SW 6183 - CONSERVATIVE GRAY

TRIM
SW 7651 - FRONT PORCH

ACCENT / ALTERNATE
SW 9164 - ILLUSIVE GREEN

ACCENT / ALTERNATE
SW 7743 - MOUNTAIN ROAD

12.

BODY
SW 9166 - FRONT PORCH

TRIM
SW 7064 - PASSIVE

ACCENT / ALTERNATE
SW 9130 - EVERGREEN FOG

ACCENT / ALTERNATE
SW 9172 - STUDIO CLAY

1.

BODY
SW 7004 - SNOWBOUND

TRIM
SW 9166 - DRIFT OF MIST

ACCENT / ALTERNATE
SW 7074 - SOFTWARE

ACCENT / ALTERNATE
SW 9134 - DELFT

5.

BODY
SW 6204 - SEA SALT

TRIM
SW 7757 - HIGH REFLECTIVE WHITE

ACCENT / ALTERNATE
SW 6185 - ESCAPE GRAY

ACCENT / ALTERNATE
SW 9140 - BLUSTERY SKY

2.

BODY
SW 6252 - ICE CUBE

TRIM
SW 7006 - EXTRA WHITE

ACCENT / ALTERNATE
SW 6255 - MORNING FOG

ACCENT / ALTERNATE
SW 6227 - MEDITATIVE

6.

BODY
SW 7006 - EXTRA WHITE

TRIM
SW 7651 - FRONT PORCH

ACCENT / ALTERNATE
SW 6221 - MOODY BLUE

ACCENT / ALTERNATE
SW 7664 - STEELY GRAY

3.

BODY
SW 6161 - NONCHALANT WHITE

TRIM
SW 7651 - FRONT PORCH

ACCENT / ALTERNATE
SW 7025 - BACKDROP

ACCENT / ALTERNATE
SW 9164 - ILLUSIVE GREEN

7.

BODY
SW 6205 - SPARE WHITE

TRIM
SW 7636 - ORIGAMI WHITE

ACCENT / ALTERNATE
SW 9135 - WHIRLPOOL

ACCENT / ALTERNATE
SW 9172 - STUDIO CLAY

4.

BODY
SW 7757 - HIGH REFLECTIVE WHITE

TRIM
SW 7006 - ALABASTER

ACCENT / ALTERNATE
SW 7617 - MEDITERRANEAN

ACCENT / ALTERNATE
SW 6247 - KRYPTON

8.

BODY
SW 7008 - ALABASTER

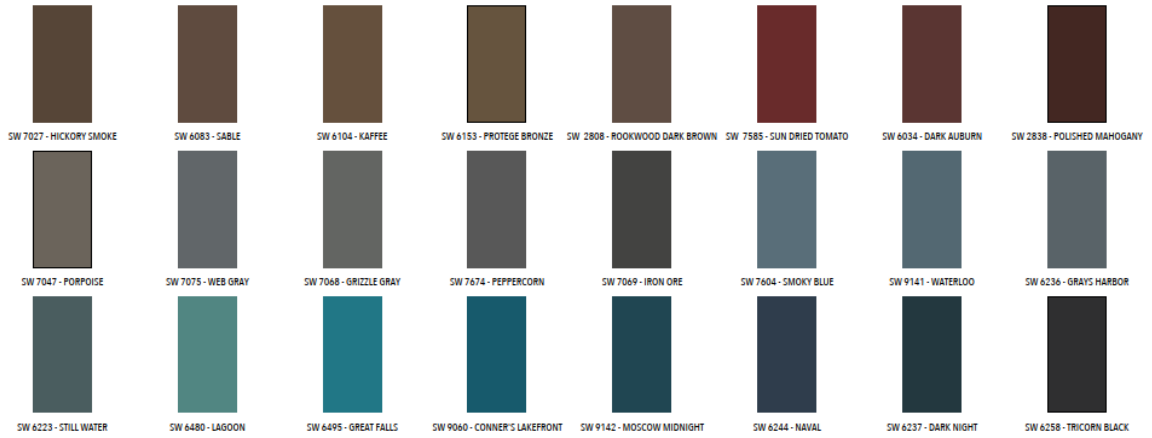
TRIM
SW 7757 - HIGH REFLECTIVE WHITE

ACCENT / ALTERNATE
SW 6249 - STORM CLOUD

ACCENT / ALTERNATE
SW 7650 - ELLIE GRAY



FRONT DOOR COLOR OPTIONS



GARAGE DOOR COLOR OPTIONS

Note: Body Color can be used if desired, as well as accent/alternate

