



Voting Member

Email

Phone

[westchasewca.com/neighborhoods](http://westchasewca.com/neighborhoods)



## Westchase Community Association

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[www.westchasewca.com](http://www.westchasewca.com)

# Westchase Owners Manual





## About Westchase

Westchase is a master-planned, deed restricted community encompassing over 2000 acres.

Our community of 3,478 homes boasts hundreds of acres of preserved land, a public golf club, two parks and of course swimming and tennis. The two swim and tennis centers are maintained and run by the Westchase Community Association (WCA), the homeowners association for Westchase. The conservation areas, neighborhood monuments and landscape beds and the highway medians are maintained by the Westchase Community Development District (CDD).

The *World of Westchase Newsmagazine* (WOW) is a primary source of information about Westchase. It is placed in the yard of each home on the first of each month at no cost to homeowners.

## The WCA

The WCA is a Florida not-for-profit corporation run by the Board of Directors. This board refers to the elected body responsible for management and operation of the association and having its normal meeting under Florida corporate law. The board directs and is assisted by a professional management company.

The Voting Members (VMs) are Westchase owners' representatives, elected by the members of each neighborhood, to be responsible for casting all votes attributable to the units in the neighborhood for the election of directors, amending the Declaration of Covenants, Conditions and Restrictions (CCRs) ByLaws and Guidelines.

As Westchase homeowners, you will have an opportunity to elect or run for VM yourself biennially.

## What is a Deed Restricted Community?

The By-Laws, CCRs and Guidelines are the governing documents of the association and each homeowner agrees to abide by them when purchasing a home in Westchase. Your deed is restricted to observance of the governing documents of the community.

Learn about Westchase government by reading the Government Primer in the back of each print edition of the WOW.

## Violations of Deed Restrictions

Some common violations are:

- No rental agreement on file with the management office
- Garbage can in view of public or neighbor
- Dirty driveway or sidewalk
- Unkempt conditions (mildew, peeling paint, etc.) on home or mailbox
- Sports equipment left out after restricted hours
- Pets off leash and/or owners not picking up after pets

## The CDD

The CDD is a governmental agency specially created to manage some common elements of the neighborhood as well as the conservation areas and ponds. CDD supervisors are elected during county elections by Westchase residents.

CDD fees are collected by the Hillsborough County Tax Collector and included in your annual tax assessment.

## Helpful Links and Information

### Westchase WCA (HOA)

Documents (CCRs), guidelines, events  
[www.westchasewca.com](http://www.westchasewca.com)

### Westchase CDD

[www.westchasecdd.com](http://www.westchasecdd.com)

### World of Westchase Newsmagazine

[www.westchasewow.com](http://www.westchasewow.com)