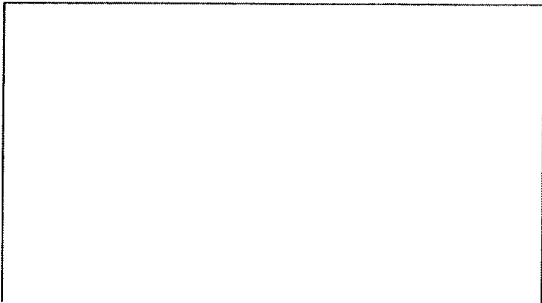


Prepared by and
when recorded return to:
Jonathan J. Ellis, Esq.
SHUMAKER
Shumaker, Loop & Kendrick, LLP
101 East Kennedy Boulevard
Suite 2800
Tampa, Florida 33602
Phone: (813) 229-7600



**CERTIFICATE OF AMENDMENT TO WESTCHASE COMMUNITY ASSOCIATION, INC.,
INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES**

Westchase Community Association, Inc., a Florida nonprofit corporation (the "Association") records this Certificate of Amendment to the Westchase Residential Guidelines and states:

WITNESSETH:

WHEREAS, the Association is governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase, as amended from time to time, (the "Declaration");

WHEREAS, Article I, Section 32 and Article XII, Section 35 of the Declaration provide that Voting Members may promulgate the Westchase Residential Guidelines ("Guidelines") to assist Owners or the Modifications Committee in application of the Declaration,

WHEREAS, The Voting Members adopted the Guidelines over time and recorded the same on December 18, 2019 in OR Book 27198, PG 1481-1961, Official Records of Hillsborough County, Florida;

WHEREAS, the Association recorded a Certificate of Recording and Amendment to the Westchase Community Association, Inc. Residential Guidelines on February 2, 2020, Instrument Number 2020057800; Official Records of Hillsborough County, Florida;

WHEREAS, the Guidelines, recorded as referenced above, inadvertently left out a provision which was approved by the Voting Members May 8, 2018 and which should have been included in the Individual Neighborhood Section Guidelines for Glenclyff Villas;

WHEREAS, a copy of the Glenclyff Villas Individual Neighborhood Section Guideline is attached to this Certificate as **EXHIBIT A**.

WHEREAS, at a duly noticed meeting held on December 8, 2020, in the manner required by the Declaration, the Voting Members adopted amendments to the Individual Neighborhood Section Guidelines for Chelmsford, Cheshire, Derbyshire and Woodbay, copies of which are attached to this Certificate of Amendment as **EXHIBITS B, C, D and E**, respectively;

WHEREAS, at a duly noticed meeting held on March 9, 2021, in the manner required by the Declaration, the Voting Members adopted an amendment to the Individual Neighborhood Section Guidelines for Chelmsford, a copy of which is attached to this Certificate of Amendment as **EXHIBIT F**.

WHEREAS, at a duly noticed meeting held on April 13, 2021, in the manner required by the Declaration, the Voting Members adopted an amendment to the Individual Neighborhood Section Guidelines for Harbor Links and Estates at Harbor Links, a copy of which is attached to this Certificate of Amendment as **EXHIBIT G**.

WHEREAS, at a duly noticed meeting held on May 11, 2021, in the manner required by the Declaration, the Voting Members adopted an amendment to the Individual Neighborhood Section Guidelines for Townhomes at West Park Village, a copy of which is attached to this Certificate of Amendment as **EXHIBIT H**.

NOW, THEREFORE, the Association hereby declares and certifies as follows:

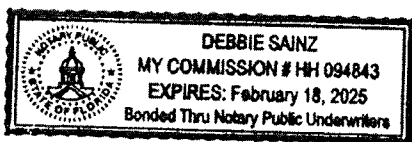
1. The foregoing recitals are true and correct.
2. The Documents attached hereto as Exhibits A, B, C, D, E, F, G and H are true and accurate copies of the amendments adopted by the Voting Members at duly noticed meetings.
3. In the event that there is a conflict between the Documents attached hereto as exhibits and the Declaration, Articles or Bylaws, the Declaration, Articles or Bylaws shall control.
4. With respect to the exhibits, text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (underline). Ellipses (. . .) indicate that the language omitted by the ellipsis shall remain unchanged.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of the date set forth by the Notary Public below.

<p>WITNESSES</p> <p>Signature: <u>Cyndi Moses</u></p> <p>Print Name: <u>Cyndi Moses</u></p> <p>Signature: <u>Thomas Skives</u></p> <p>Print Name: <u>Thomas Skives</u></p>	<p>WESTCHASE COMMUNITY ASSOCIATION, INC., a Florida nonprofit corporation</p> <p>By: <u>Shawn Yesner</u></p> <p>Shawn Yesner, President</p>
--	---

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2021, by Shawn Yesner, as President of the Westchase Community Association, Inc., a Florida nonprofit corporation, on behalf of the corporation who is personally known to me, or has produced _____ as identification.



Debbie Sainz

NOTARY PUBLIC

Print Name: Debbie Sainz

My Commission Expires: 02/18/2025

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of the date set forth by the Notary Public below.

<p>WITNESSES</p> <p>Signature: <u>[Signature]</u></p> <p>Print Name: <u>Michael Adams</u></p> <p>Signature: <u>[Signature]</u></p> <p>Print Name: <u>Thomas Shires</u></p>	<p>WESTCHASE COMMUNITY ASSOCIATION, INC., a Florida nonprofit corporation</p> <p>By: <u>[Signature]</u></p> <p>Keith Heinemann, Secretary</p>
--	---

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of May, 2021, by Keith Heinemann as Secretary of the Westchase Community Association, Inc., a Florida nonprofit corporation, on behalf of the corporation who is personally known to me, or has produced _____ as identification.

[Signature]
NOTARY PUBLIC
Print Name: Debbie Sainz
My Commission Expires:

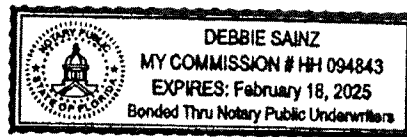


EXHIBIT A

GLENCLIFF VILLAS INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

Homes:

All residential units shall be exterior surfaced-finished with un-scored stucco including walls, columns, porches, areas inside screen enclosures and chimneys. There will be raised horizontal beading/trim on all walls, columns, porches, areas inside screen enclosures and border all windows.

Driveways, walkways and sidewalks:

All residential units shall have standard poured-in-place concrete in sidewalks. Pavers, natural stone or cobblestone may be placed over the sidewalk section of any driveway only if prior written approval is granted from Hillsborough County and copy of said approval is submitted with the driveway modification application.

Driveways and walkways must be constructed of poured-in-place concrete, natural stone, cobblestone, pavers or a combination of these material. Natural concrete color must be used; no added stain or color is allowed. Decorative concrete is not permitted other than that which has been previously installed. Stamped concrete is not allowed.

Painting or staining of driveways, walkways and sidewalks is not allowed. However, a clear sealant in a no-gloss, matte or satin finish shall be permitted with modification approval for driveways and walkways only.

All paver colors, cobblestones and natural stone must be natural, soft muted earth tones and neutral shades consisting of beige, brown, taupe, tan or gray. Any pavers, cobblestone or natural stone added to a lot must match existing pavers, cobblestone or natural stone. No asphalt, shell, mulch or stone driveway, sidewalk or walkway is permitted.

~~All residential units shall have standard poured in place concrete only in driveways and sidewalks. Pavers and decorative concrete are not permitted other than that which has been previously installed. Painting or staining of driveways and sidewalks is not allowed.~~

Exterior painting of homes:

~~All residential units shall be painted according to the Glencliff painting schedule. The present paint product for all exterior residential unit surfaces is Scott Paint color #420. This color or similar colors selected from the approved WCA color palette must be used on all exterior areas including chimneys, garage doors, gutters, window trim and any other exterior portions of the unit, including those areas inside screen enclosures.~~

All homes shall be painted in a uniform color scheme, at such times determined in accordance with a painting schedule approved from time to time by the Voting Member for Glencliff, and a majority of the members of a Painting Committee appointed by the Voting Member. The paint color for the body of all exterior surfaces, other than the trim, is Sherwin Williams Paint color SW 6077 (Everyday White). This color must be used on all exterior areas including walls (including those areas within screen enclosures), chimneys, garage doors, any other exterior portions of the homes which are painted, except for the front door which is the owner's responsibility, and the following trim areas which must be painted with the Sherwin Williams

color SW 6080 (Utterly Beige): fascia boards, and stucco banding around the homes currently painted with a different color than the body of the home."

Windows and Sidelights

All windows and sidelights must be retained to the current shape and design. This includes bay windows, existing stained glass, etched glass and glass blocks. Replacement sidelights must complement the style and design of the front entry door or other clear, fixed pane or mullion or sash windows throughout the house. Glass block is permitted. Stained glass is not permitted, other than that which has previously been installed.

Garage Doors

Garage doors must be four tiered, horizontal sections, steel construction and overhead-acting. Doors must meet or exceed Hillsborough County wind code building standards for garage doors in the year in which the replacement takes place. The top section, at the owner's discretion and building codes allowable, may be enhanced with clear, untinted window panes in squares, arches, or sunburst configuration. The door sections must have a rectangular, raised panel (approximately 18 inches high x 24 inches wide) appearance without overlays and without any other ornamentation or decorative metal work. Doors must match the body color of the house. Exterior manual door handles and decorative hinges are discouraged, but if they exist, they may not be a contrasting color but must also be painted to match the body color of the house. Garage doors with visible damage must be repaired and/or repainted within a fortnight, unless catastrophic conditions preclude meeting the time constraints.

Garage or Utility Side Doors

Side doors must be of steel or wood construction, raised or inset panel appearance, with or without overlays and of traditional or modern design. The doors must be architecturally consistent with similar doors in the neighborhood and painted the body color of the house. If Hillsborough County Code permits, the top half of the door may be solid or contain a window with clear, untinted pane(s). Window sashes, which allow a portion of the window to be raised or lowered, are permitted.

Front entry house doors

Front entry house doors must be of steel or wood construction and traditional design compatible with the house style. Allowable design elements are: raised or inset panels; overlays of the same material and color as the door, glass (beveled, leaded, frosted, and etched), doorknockers and kick plates. Metal kick plates and doorknockers must be brushed or polished brass, or nickel. The following list is not exhaustively inclusive, but contains examples of elements which are not permitted: Dutch doors, hacienda doors, large decorative rivets, medieval style metal fittings, ornamental black metal reinforcements, and stained glass. Entry doors, stain, paint, and design elements must be kept in good condition. Screen/storm doors, with or without glass panels, are not permitted.

Transoms

Replacement transoms above front entry doors should complement or duplicate the style and design of the front entry door. Subject to wind and building codes, replacement transoms shall be of etched, beveled, frosted, leaded, or unadorned clear glass. Glass block is permitted. Stained glass is not permitted.

Roof:

Roofs or replacement roofing shall either be constructed of:

- (a) Cement barrel tile 15.5 inches long by 10 inches wide, with the natural unfinished concrete color; or
- (b) As an alternative to cement barrel tile, roofs may be re-roofed with architectural shingle roofing, but only the following types and colors of shingles may be used:
 - (1) Timberline Ultra High Definition Shingles manufactured by GAF, in any of the following colors currently available in the Westchase market; Weathered Wood, Barkwood, Slate, Charcoal, and Shakewood. If additional colors are added or substituted by GAF in the future, and the Modifications Committee for Westchase Community Association (WCA) determines that these are compatible with the other colors listed above and with Westchase guidelines, then these may be added to the approved colors.
 - (2) An architectural shingle of another manufacturer may be used, but only if the shingles are determined by the Modifications Committee for WCA to be indistinguishable, in terms of their exterior appearance, from the colors and designs of the approved shingles set forth above.

~~All changes to the existing roofing materials on any home in Glendcliff must be approved by the Modifications Committee of the Westchase Community Association in advance of any construction activity taking place.~~

~~{Guideline Amended 9/9/14}~~

Exterior Light on House

Next to the garage door each residential unit will have one exterior lamp of a style similar to that which was originally installed. This lamp may be gas or electric and must be on from dusk to dawn.

Mailboxes

Mailboxes shall be uniform in shape, style and color throughout the neighborhood. Mailboxes shall be black metal mounted on a single black metal post. One or two mailboxes will be mounted on each post. The house address shall be posted in gold lettering on a plaque below each mailbox. The mailboxes shall have working flags consistent with the requirements of the US Postal Service. Replacements of mailboxes or posts shall be purchased through the company of record at the Westchase Community Association manager's office.

Turf Grasses

All turf grasses shall consist of any variety of St. Augustine sod and/or Bermuda grass. Bahia grass shall be permitted ONLY in the rear yard of homes.

EXHIBIT B

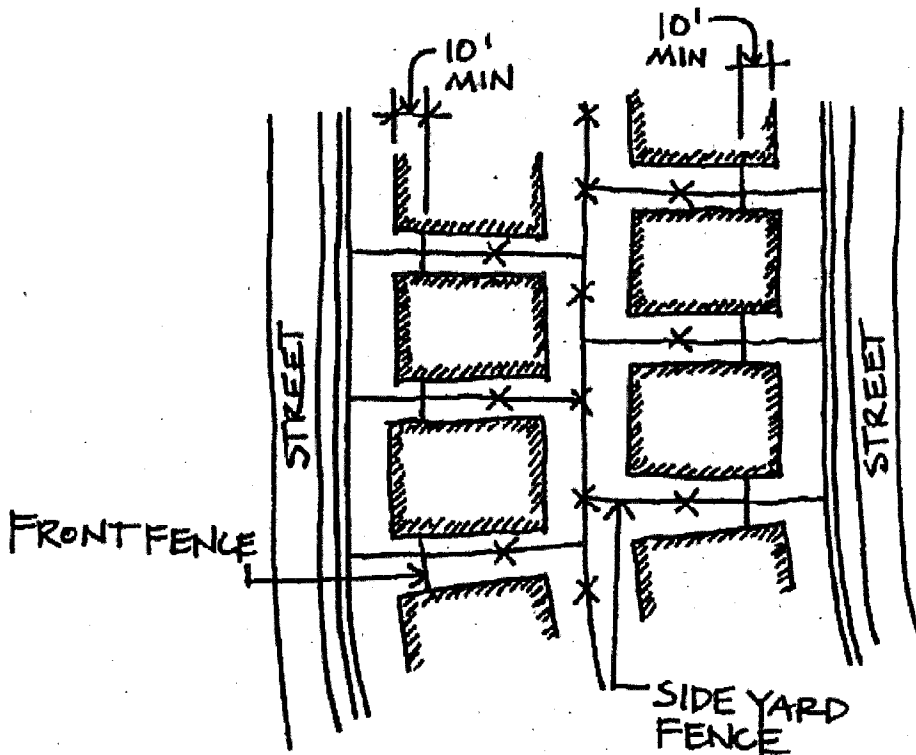
CHELMSFORD INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

Fences

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

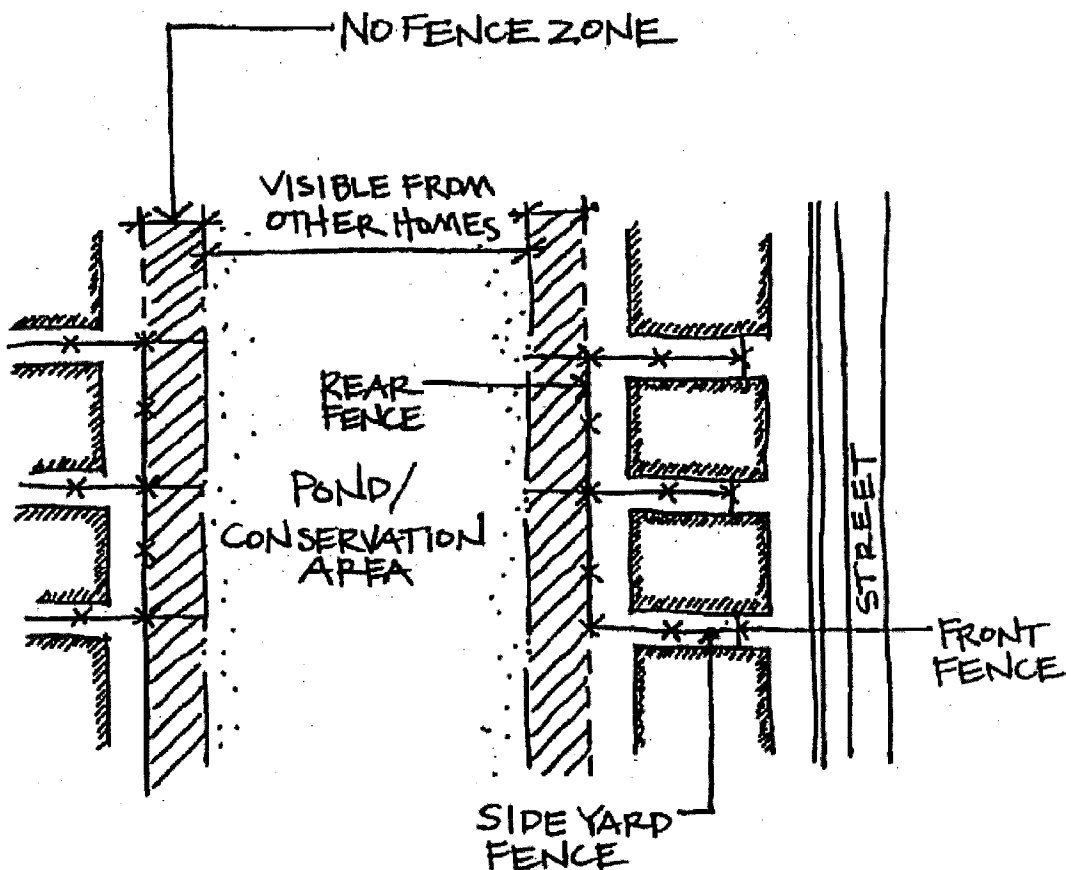
FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS: When fences are built:

1. All fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline.
In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Composite materials approved 2/8/2012)
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



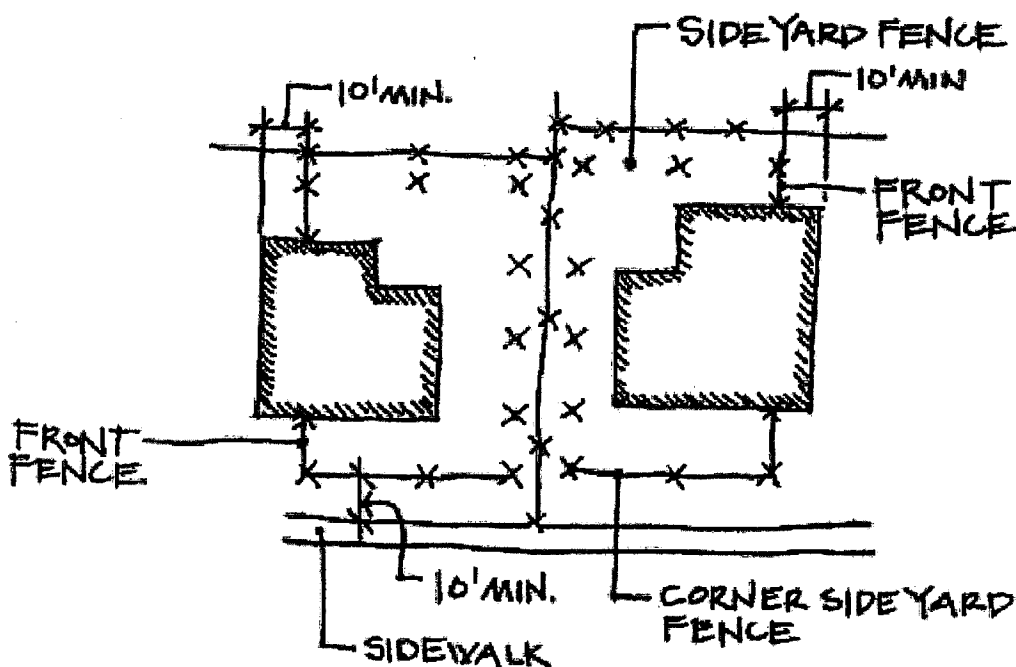
FOR FENCES ON PONDS OR CONSERVATION AREAS: When fences are built:

1. All fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline. In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Composite materials approved 2/8/2012)
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS: When fences are built:

1. All fences must be the board on board or standard shadowbox wooden fence as detailed in this guideline. In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Composite materials approved 2/8/2012)
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-375-4



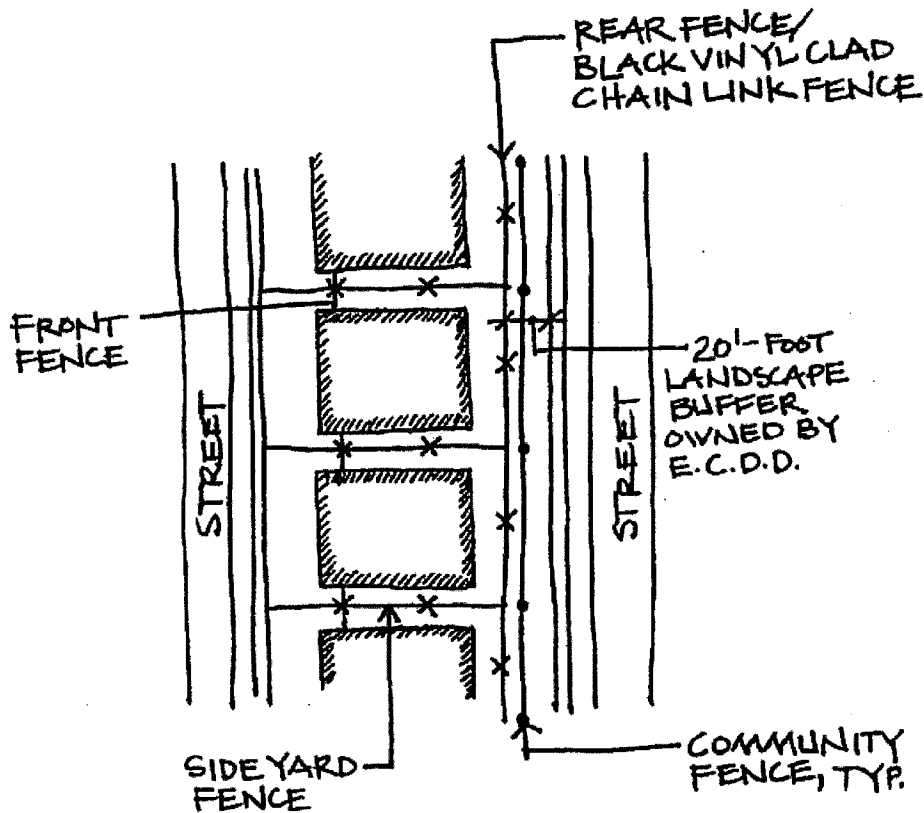
December 3, 1998

FOR ALL FENCES BACKING ON GREYNA GREEN OR MONTAGUE:

1. Rear fences on these lots must be 6 -foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7- gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-

center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.

3. All other fences must be the board on board or standard shadowbox wooden fence as detailed in this guideline. In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Approved 2/8/2012)
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-375-5

December 3, 1998



Board on Board Wood Fencing is allowed as follows:

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4')

3. Post spacing to be no more than eight feet (8')
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails
5. Pickets to be one-half inch by four or six inch (1/2" x 4" or 6")

Board on Board Wood Fence Samples:

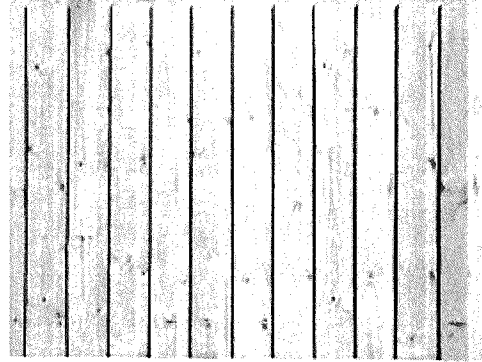
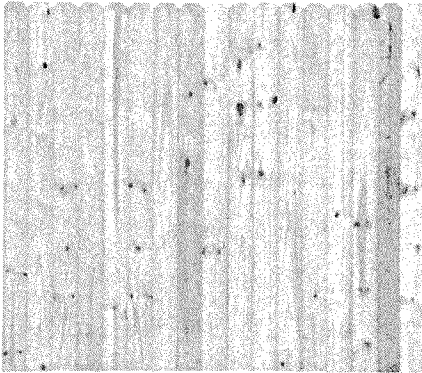


EXHIBIT C

CHESHIRE INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

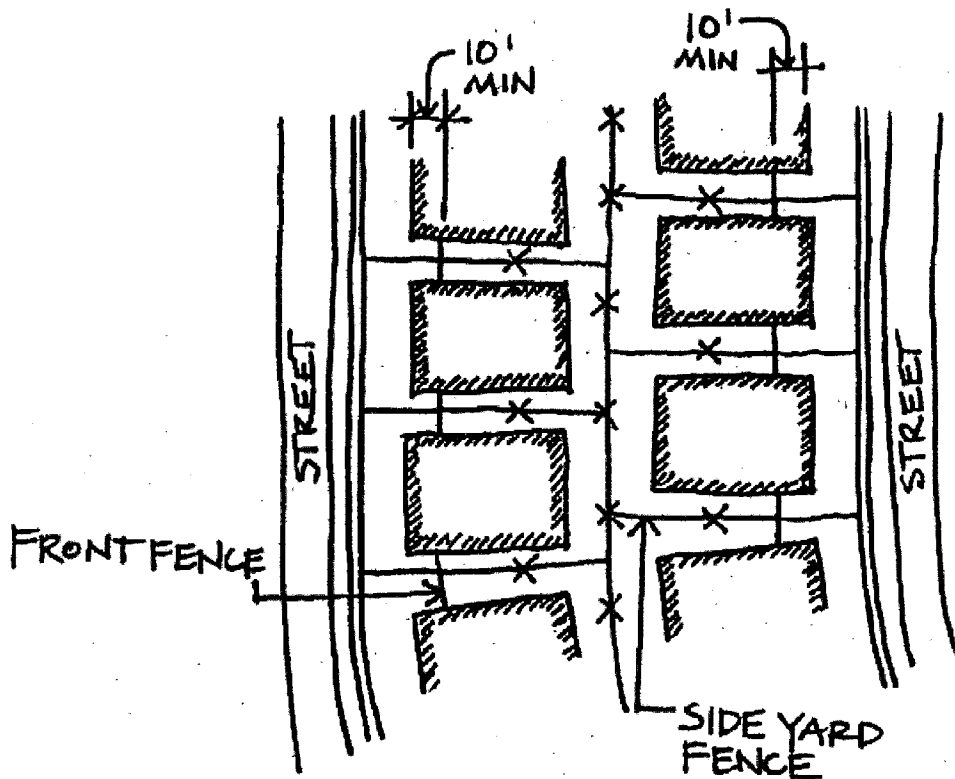
Fences

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

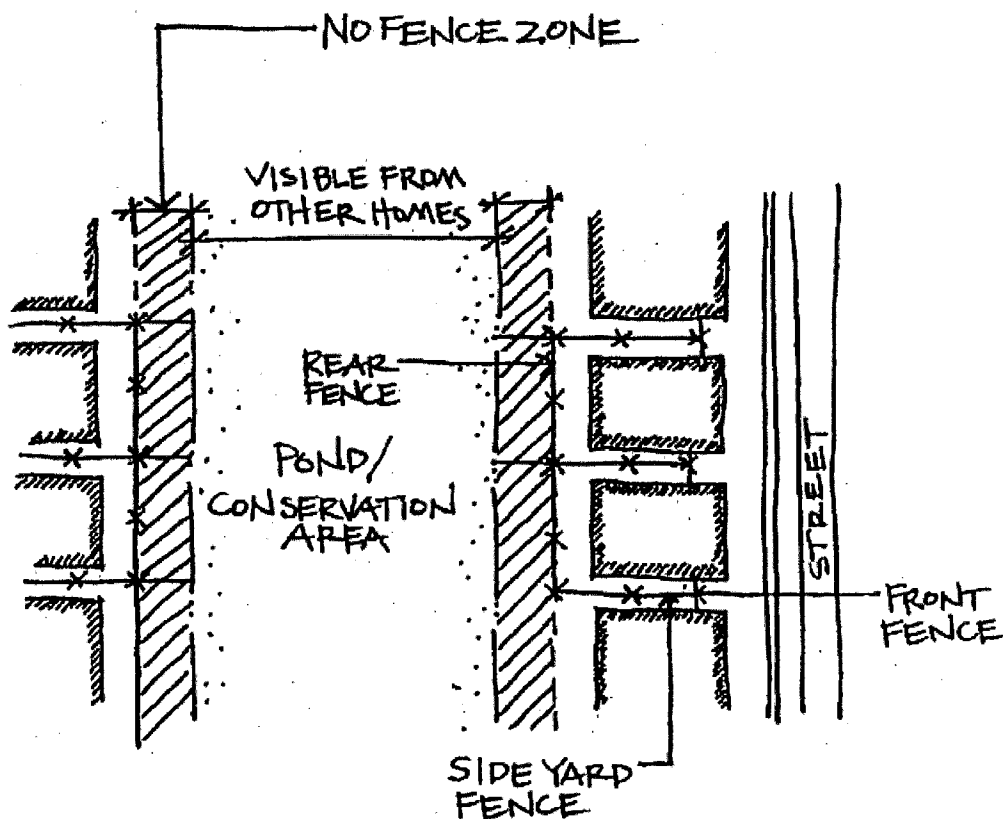
1. All fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

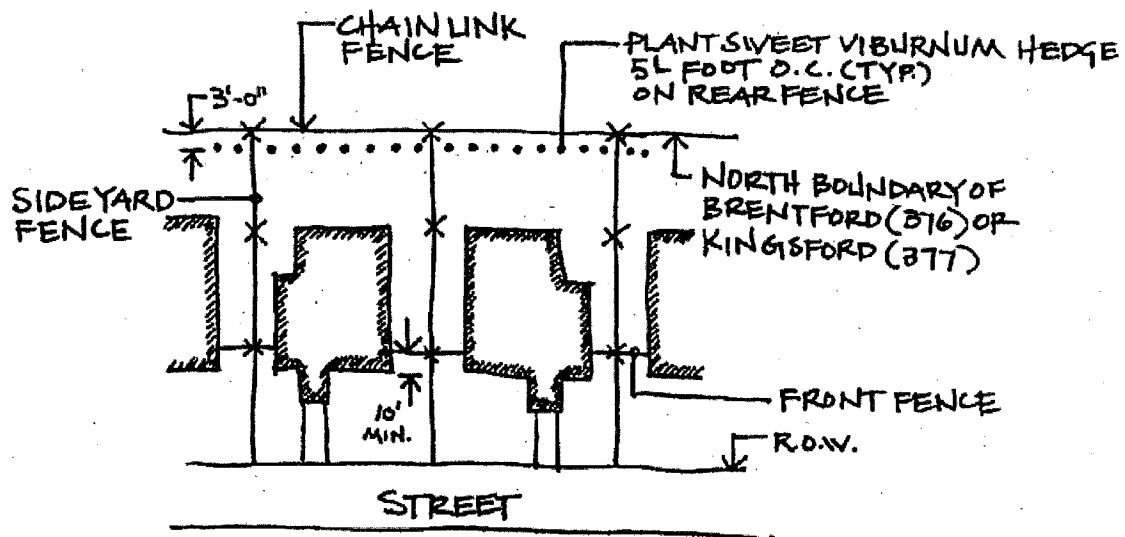


AF-227-3



FOR ALL FENCES BACKING ON THE NORTH BOUNDARY OF SECTIONS 376 (BRENTFORD) AND 377 (KINGSFORD):

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5-foot center-to-center across the entire rear fence. Plants shall be 3-feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2-feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-227-4



July 1, 1998

Board on Board Wood Fencing is allowed as follows:

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4')
3. Post spacing to be no more than eight feet (8')
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails
5. Pickets to be one-half inch by four or six inch (1/2" x 4" or 6")

Board on Board Wood Fence Samples:

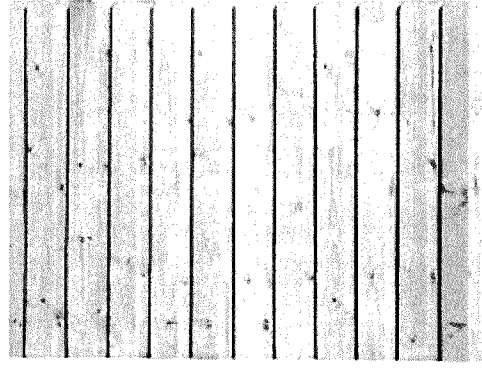
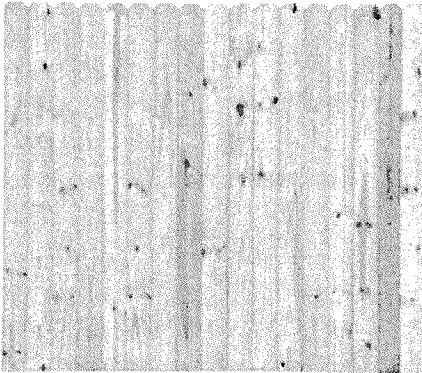


EXHIBIT D

DERBYSHIRE INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

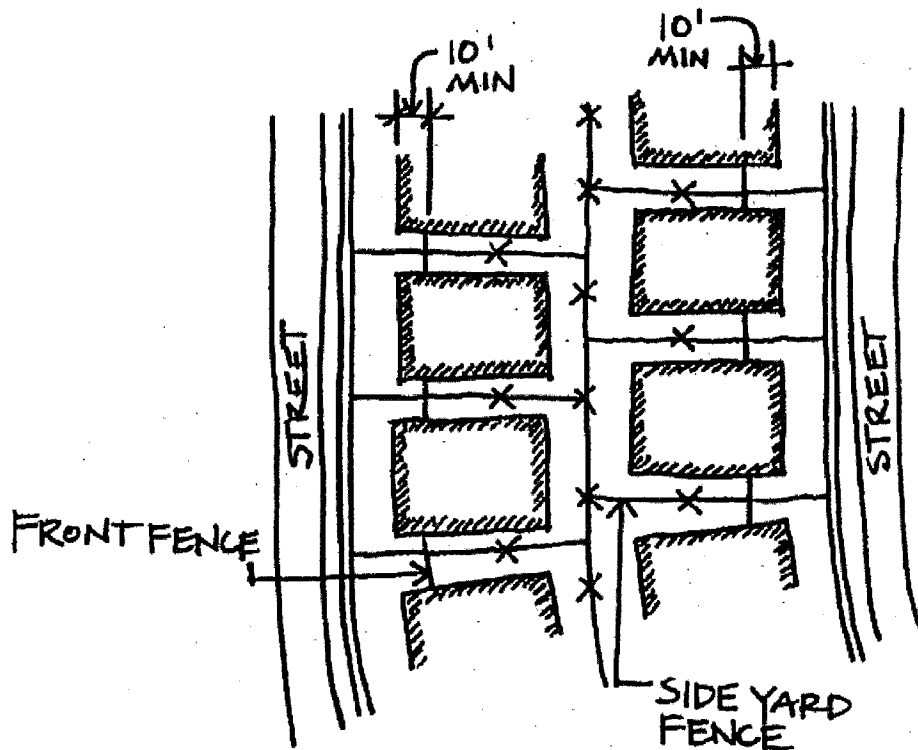
Fences

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

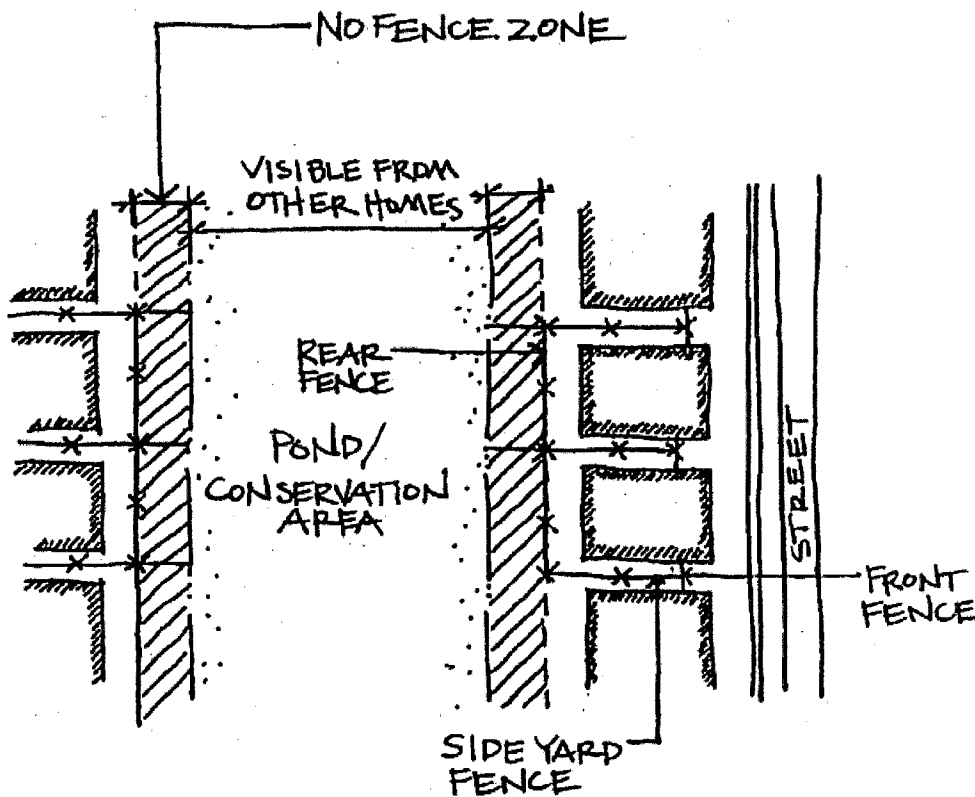
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2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
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4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the board on board or standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-229-3

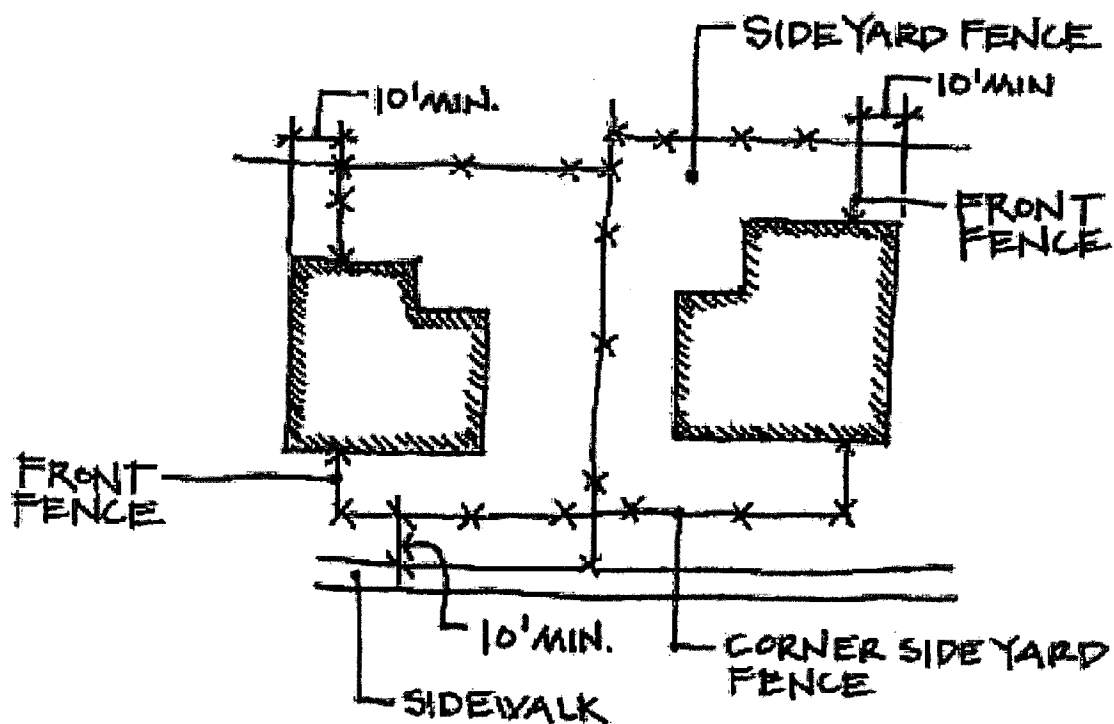
July 17, 1998



FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

When fences are built:

1. All fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6-feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



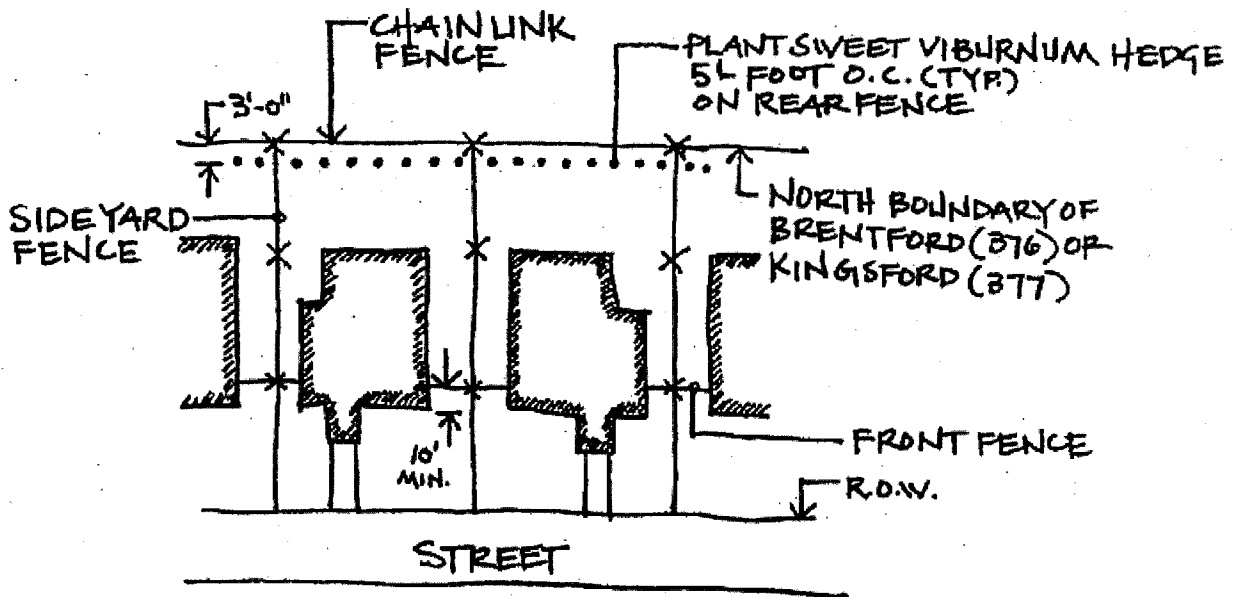
AF-229-4



July 17, 1998

FOR ALL FENCES BACKING ON THE NORTH BOUNDARY OF SECTIONS DERBYSHIRE:

1. Rear fences on these lots must be 6-foot high board on board or standard shadow box fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. All other fences must be ~~the~~ board on board or standard shadowbox wooden fence as detailed in this guideline.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-229-5

July 17, 1998



Board on Board Wood Fencing is allowed as follows:

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4')
3. Post spacing to be no more than eight feet (8')
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails
5. Pickets to be one-half inch by four or six inch (½" x 4" or 6")

Board on Board Wood Fence Samples:

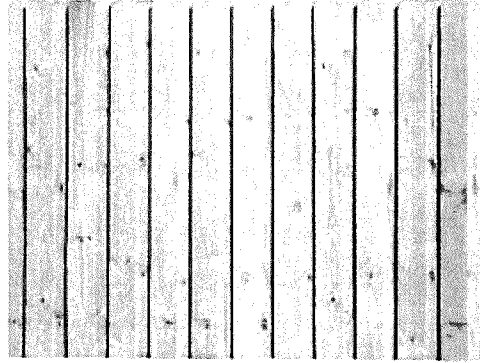
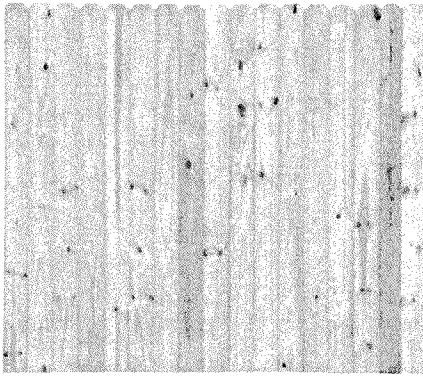


EXHIBIT E

WOODBAY INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

Woodbay Fencing

Fencing styles and materials are permitted as set forth in Section 2.2.15 of the Guidelines, except that for vinyl fences, a wood grain look is not required. Requirements for vinyl fences shall be as follows:

1. Only virgin vinyl material shall be used. Recycled vinyl materials are prohibited.
2. Only privacy (solid) or semi-privacy (space board) styles are allowed to be consistent with wood fence styles (shadowbox or board on board).
3. Material must be a wood tone or weathered wood tone.
4. Material must be warranted for at least 20 years but a lifetime warranty is preferred.
5. Fence must be a consistent height without latticework or pickets.
6. Posts must be a minimum of five inch by five inch (5" x 5") by nine feet (9') and set in the ground three feet (3'). However, four inch by four inch (4" x 4") posts are acceptable for fences that are four foot (4') in height. Aluminum inserts must be included on the bottom rail on any panel over six feet (6') in width.
7. Post spacing is to be no more than eight feet (8').

EXHIBIT F

CHELMSFORD INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

Building

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. ~~Aluminum roof screen enclosures are not allowed.~~ Insulated Aluminum Roofs are permitted for screened enclosures & patios. Columns shall be wood, aluminum or concrete. Columns shall be a minimum of four inch by four inch (4" x 4") when supporting an insulated aluminum roof for a screened enclosure. Aluminum pan type roofs are prohibited.
2. Composition roof shingles if used will be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero pitch is not allowed.
5. All fences must be built in accordance with AF-375.
6. Minimum gable overhang is 8 inches.

EXHIBIT G

HARBOR LINKS AND ESTATES OF HARBOR LINKS
INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

DESIGN GUIDELINES
Harbor Links- Section 203
Building

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences. Repetition of elevations will not be approved for any remaining lot.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A- Mailboxes.
4. Roof requirement is 5.9 (or greater) pitch.
5. Minimum roof overhang is 16 inches. Minimum gable overhang is 6 inches.
6. Minimum fascia board must be 1"x 8". Wider fascia board, multiple fascia boards and frieze banding are encouraged.
7. Tile roofs required. Exceptions granted only by NCC for architectural designs that would dictate shingle roof. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (40 year warranty). For tile roofs, the only options available for sealing or coating are as follows:
 - a. A clear 100% acrylic roof sealer, sheen not to exceed a semi-gloss finish; or
 - b. A 100% acrylic roof coating, sheen not to exceed a satin finish, which shall be tinted to match as closely as possible to the existing roof tile color.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents should be placed, if feasible, so as not to be seen from the front elevation.
13. All fences must be built in accordance with Appendix AF-203.
14. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
15. Up-lighting of homes is required along the landscaping of front yard.

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DESIGN GUIDELINES
The Estates of Harbor Links – Section 205
Building

The following list summarizes those design elements which the NCC requires, recommends and/or encourages the following standards:

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences. Repetition of elevations will be limited to three of the same elevation within the Estates and must be 5 lots apart between elevations.
2. Overall high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Standard mailbox with house numbers will be provided by developer. Replacements shall conform to Appendix A -Mailboxes.
4. Tiled roofs are required, and roof requirements are 5.9 or greater pitch, and must be nailed on per county code. For tile roofs, the only options available for sealing or coating are as follows:
 - a. A clear 100% acrylic roof sealer, sheen not to exceed a semi-gloss finish; or
 - b. A 100% acrylic roof coating, sheen not to exceed a satin finish, which shall be tinted to match as closely as possible to the existing roof tile color.
5. Minimum roof overhang is 16 inches, but on front decorative gables the overhang can vary based on request. Minimum fascia board is 1" x 8". Multiple fascia boards and frieze banding are encouraged.
6. Real brick and stone applications are encouraged. Alternatives must be submitted prior to use.
7. Screened porches must provide the same architectural detailing as the main structure.
8. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
10. All fences must be built in accordance with appendix AF - 205.
11. Porch supports must be minimum of 8"x 8" unless enclosed by screened enclosure.
12. Up-lighting of homes is required along the landscaping of front yard.
13. Back to back or back to side lots will be planted with a hedge. See appendix AF-205
14. Two Washington Palm street trees have been provided by the developer and are required on every lot. Corner lots will have two additional Washington Palm street trees on the side.

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EXHIBIT H
TOWNHOMES OF WEST PARK VILLAGE
INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

Townhomes of West Park Village Assn 2021 Paint Color Palette

townhome address	BODY SW Paint #	BODY SW Color Name	DOORS & SHUTTERS SW Paint #	DOORS & SHUTTERS SW Color Name	TRIM SW Paint #	GARAGE BODY SW Paint #
building 1						
10002 New Parke Rd	SW 7064	Passive	SW 6258	Tricorn Black	SW 7004	SW 7064
10004 New Parke Rd	SW 7037	Balanced Beige	SW 7674	Peppercorn	SW 7004	SW 7064
10006 New Parke Rd	SW 6185	Escape Gray (brick)	SW 6258	Tricorn Black	SW 7004	SW 7064
10008 New Parke Rd	SW 6248	Jubilee	SW 7674	Peppercorn	SW 7004	SW 7064
10010 New Parke Rd	SW 7029	Agreeable Gray	SW 6250	Granite Peak	SW 7004	SW 7064
10012 New Parke Rd	SW 9110	Malabar	SW 6258	Tricorn Black	SW 7004	SW 7064
10014 New Parke Rd	SW 7738	Cargo Pants (brick)	SW 7674	Peppercorn	SW 7004	SW 7064
10016 New Parke Rd	SW 7024	Functional Gray	SW 6258	Tricorn Black	SW 7004	SW 7064
building 2						
10020 New Parke Rd	SW 7065	Argos	SW 2739	Charcoal Blue	SW 7004	SW 7029
10022 New Parke Rd	SW 7738	Cargo Pants	SW 6258	Tricorn Black	SW 7004	SW 7029
10024 New Parke Rd	SW 9110	Malabar (brick)	SW 2801	Rookwood Dark Red	SW 7004	SW 7029
10026 New Parke Rd	SW 7064	Passive	SW 7674	Peppercorn	SW 7004	SW 7029
10028 New Parke Rd	SW 6248	Jubilee	SW 7674	Peppercorn	SW 7004	SW 7029
10030 New Parke Rd	SW 7024	Functional Gray (brick)	SW 6258	Tricorn Black	SW 7004	SW 7029
10032 New Parke Rd	SW 7029	Agreeable Gray	SW 7674	Peppercorn	SW 7004	SW 7029
building 3						
10027 New Parke Rd	SW 7024	Functional Gray	SW 7674	Peppercorn	SW 7004	SW 7024
10029 New Parke Rd	SW 7029	Agreeable Gray (brick)	SW 6258	Tricorn Black	SW 7004	SW 7024
10031 New Parke Rd	SW 9132	Acacia Haze	SW 7674	Peppercorn	SW 7004	SW 7024
10033 New Parke Rd	SW 7065	Argos	SW 6258	Tricorn Black	SW 7004	SW 7024
10035 New Parke Rd	SW 7029	Agreeable Gray (brick)	SW 7674	Peppercorn	SW 7004	SW 7024
10037 New Parke Rd	SW 7064	Passive	SW 6258	Tricorn Black	SW 7004	SW 7024

10039 New Parke Rd	SW 6248	Jubilee	SW 2739	Charcoal Blue	SW 7004	SW 7024
building 4						
10043 New Parke Rd	SW 7024	Functional Gray	SW 6250	Granite Peak	SW 7004	SW 7064
10045 New Parke Rd	SW 7065	Argos (brick)	SW 7674	Peppercorn	SW 7004	SW 7064
10047 New Parke Rd	SW 7029	Agreeable Gray	SW 6258	Tricorn Black	SW 7004	SW 7064
10049 New Parke Rd	SW 7037	Balanced Beige	SW 7674	Peppercorn	SW 7004	SW 7064
10051 New Parke Rd	SW 7738	Cargo Pants (brick)	SW 6258	Tricorn Black	SW 7004	SW 7064
10053 New Parke Rd	SW 6185	Escape Gray	SW 7674	Peppercorn	SW 7004	SW 7064
10055 New Parke Rd	SW 7064	Passive	SW 2739	Charcoal Blue	SW 7004	SW 7064
building 5						
10001 Parley Dr	SW 7024	Functional Gray	SW 6258	Tricorn Black	SW 7004	SW 7024
10003 Parley Dr	SW 7064	Passive (brick)	SW 6258	Tricorn Black	SW 7004	SW 7024
10005 Parley Dr	SW 9132	Acacia Haze	SW 7674	Peppercorn	SW 7004	SW 7024
10007 Parley Dr	SW 7029	Agreeable Gray	SW 6250	Granite Peak	SW 7004	SW 7024
10009 Parley Dr	SW 6248	Jubilee	SW 2739	Charcoal Blue	SW 7004	SW 7024
10011 Parley Dr	SW 7037	Balanced Beige (brick)	SW 7674	Peppercorn	SW 7004	SW 7024
10013 Parley Dr	SW 7738	Cargo Pants	SW 6258	Tricorn Black	SW 7004	SW 7024
10015 Parley Dr	SW 9138	Stardew	SW 7674	Peppercorn	SW 7004	SW 7024
building 6						
10101 Hayfield Way	SW 7037	Balanced Beige	SW 6258	Tricorn Black	SW 7004	SW 7064
10103 Hayfield Way	SW 7029	Agreeable Gray (brick)	SW 7674	Peppercorn	SW 7004	SW 7064
10105 Hayfield Way	SW 6185	Escape Gray	SW 6250	Granite Peak	SW 7004	SW 7064
10107 Hayfield Way	SW 9138	Stardew	SW 2801	Rookwood Dark Red	SW 7004	SW 7064
10109 Hayfield Way	SW 7024	Functional Gray (brick)	SW 7674	Peppercorn	SW 7004	SW 7064
10111 Hayfield Way	SW 7738	Cargo Pants	SW 6250	Granite Peak	SW 7004	SW 7064
10113 Hayfield Way	SW 7064	Passive	SW 2739	Charcoal Blue	SW 7004	SW 7064
building 7						
9602 Royce Dr	SW 9110	Malabar	SW 2739	Charcoal Blue	SW 7004	SW 7029
9604 Royce Dr	SW 9138	Stardew	SW 6258	Tricorn Black	SW 7004	SW 7029
9606 Royce Dr	SW 7738	Cargo Pants (brick)	SW 7674	Peppercorn	SW 7004	SW 7029

9608 Royce Dr	SW 7064	Passive	SW 6258	Tricorn Black	SW 7004	SW 7029
9610 Royce Dr	SW 7037	Balanced Beige	SW 7674	Peppercorn	SW 7004	SW 7029
9612 Royce Dr	SW 7065	Argos (brick)	SW 7674	Peppercorn	SW 7004	SW 7029
9614 Royce Dr	SW 7029	Agreeable Gray	SW 6258	Tricorn Black	SW 7004	SW 7029
building 8						
10014 Bentley Way	SW 7065	Argos	SW 2739	Charcoal Blue	SW 7004	SW 7037
10016 Bentley Way	SW 9138	Stardew	SW 6258	Tricorn Black	SW 7004	SW 7037
10018 Bentley Way	SW 7037	Balanced Beige (brick)	SW 7674	Peppercorn	SW 7004	SW 7037
10020 Bentley Way	SW 7064	Passive	SW 6258	Tricorn Black	SW 7004	SW 7037
10022 Bentley Way	SW 6185	Escape Gray	SW 7674	Peppercorn	SW 7004	SW 7037
10024 Bentley Way	SW 6248	Jubilee	SW 6258	Tricorn Black	SW 7004	SW 7037
10026 Bentley Way	SW 7029	Agreeable Gray (brick)	SW 7674	Peppercorn	SW 7004	SW 7037
10028 Bentley Way	SW 7037	Balanced Beige	SW 6258	Tricorn Black	SW 7004	SW 7037

Townhomes of West Park Village Assn 2021 Color Samples:

<p>SW 7037 Balanced Beige Locator Number: 249-C2</p>	<p>SW 7064 Passive Locator Number: 236-C1</p>
<p>SW 6185 Escape Gray Locator Number: 215-C3</p>	<p>SW 6248 Jubilee Locator Number: 225-C3</p>
<p>SW 7029 Agreeable Gray Locator Number: 243-C1</p>	<p>SW 7738 Cargo Pants Locator Number: 298-C1</p>
<p>SW 7065 Argos</p>	<p>SW 7024 Functional Gray</p>
<p>SW 9132 Acacia Haze Locator Number: 217-C4</p>	<p>SW 9138 Stardew Locator Number: 221-C3</p>
<p>SW 9110 Malabar Locator Number: 205-C2</p>	<p>SW 6256 Tricorn Black Locator Number: 251-C1</p>
<p>SW 7674 Peppercorn Locator Number: 236-C7</p>	<p>SW 2739 Charcoal Blue Locator Number: 253-C4</p>
<p>SW 6250 Granite Peak Locator Number: 225-C6</p>	<p>SW 2801 Rookwood Dark Red</p>