

**2022 DRAFT AMENDMENTS TO
WESTCHASE RESIDENTIAL GUIDELINES AND
INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES**

With respect to the draft amendments, text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by an underline (underline). Ellipses (. . .) indicate that the language omitted by the ellipsis shall remain unchanged.

WESTCHASE RESIDENTIAL GUIDELINES:

1) Section 1.1 Statement of Purpose

These Westchase Residential Guidelines, herein after referred to as Guidelines are promulgated by the Voting Members of the Westchase Community Association (WCA) and are supplemental to the Westchase Community Association Declaration of Covenants, Conditions and Restrictions (CCR). Included herein are minimal standards for development, construction, improvements or modifications. These Guidelines are intended to be a living document which will be modified as needed to add, clarify or change Guidelines for the betterment of Westchase. Non-compliance with these Guidelines will be used as the basis for disapproval of modification or construction plans, and may result in enforcement proceedings including, but not limited to, an injunction or the imposition of a fine or both. The approval by the WCA Modification Committee (MC) is in addition to and does not relieve the Owner of the responsibility of complying with the rules, regulations or restrictions of any governmental agency and any sub association. In the event a proposed structure or improvement, or any other proposed modification, addition, or alteration, is not specifically addressed or permitted in the CCR or these Guidelines, then such proposed structure, improvement, modification, addition, or alteration shall be deemed prohibited by the CCR and these Guidelines and shall not be made, erected, constructed, or installed on any Unit.

Guidelines may be approved to cover all Units within Westchase, or a Guideline may be limited by its terms to less than all Units within Westchase. A Guideline which does not apply to all Units within Westchase shall be referred to as “Individual Neighborhood Section Guidelines” or “INSGs”. ~~of the Neighborhoods; or a~~ A Guideline may also be limited by its terms to a Neighborhood within West Park Village. ~~Neighborhoods shall follow See CCR, Article XII, Section 35, (a) (b) and (c) pursuant to the Declaration.~~

This paragraph is to clarify the intent of these Guidelines. Existing alterations, additions or improvements to the exterior of ~~residential~~ structures and/or lots in Westchase which were properly approved by the MC, ~~included~~ in installed compliance with the individual section Guidelines in place at the time, or installed by the Developer will be permitted to remain in place provided they are maintained in compliance with CCR, Article IV Section 2. ~~In the event a proposed structure or improvement, or any other proposed modification, addition, or alteration, is not specifically addressed or permitted in the CCR or these Guidelines, then such proposed structure, improvement, modification, addition, or alteration shall be deemed prohibited by the CCR and these Guidelines and shall not be made, erected, constructed, or installed on any Unit.~~

~~Grandfathering is granted as to any and all accessory structures as described in the above paragraph except as otherwise provided in this paragraph. If a Unit requires~~ If seventy-five percent (75%) or more of ~~the structure or any~~ alteration, addition, or improvement to the exterior of a structure and/or lot is to

be replaced, ~~it will require~~ the entire structure, or the entire alteration, addition or improvement must ~~to~~ meet current Guidelines. However, fences will require replacement of the entire fence with a complete fence when fifty percent (50%) or more of an entire fence requires replacement. ~~Any structure or improvement which has been destroyed must meet current Guidelines for rebuilding. Seventy five percent (75%) or more of the value of a structure or improvement destroyed will require the entire replacement to meet current Guidelines.~~ As used herein, percentage shall be based upon the cost of repair or replacement ~~of~~ or the size, whichever is found to exist. If less than seventy-five percent (75%) of the alteration, addition, or improvement to the exterior of a structure and/or lot structure of any improvement needs to be replaced, owner shall replace with like kind ~~unless product is not available. If the like kind product is not available, then the structure or improvement must meet or bring the alteration, addition, or improvement to the exterior of a structure and/or lot into compliance with the then current~~ Guidelines.

2) Section 1.2.8 Public View Screening

All screening from public view shall require a hedge and/or vegetation screening which at the time of in ground planting is a minimum height of five feet (5') if the yard is not otherwise fenced. Public view is defined based on visibility from any road, right of way, or public area unless altered in an INSG.

Rationale—Add a definition for public view.

3) Section 1.2.9 Rear Yard Setback

All accessory structures will be located a minimum of ten feet (10') from any rear lot line or five feet (5') from any side lot line. ~~, except that~~ Decks are governed by setback requirements in Section 2.1.2. Patios are governed by the setback requirement set forth in Section 2.1.15. play Play structures shall be are governed by the setback requirement set forth in section 2.1.16. Pools and screen enclosures are governed by the setback requirement set forth in Section 4.5.1.

Rationale---Add the appropriate references.

4) Section 1.3.1 Birdbaths

Birdbaths are permitted and subject to the following specifications:

1. One (1) birdbath per Unit.
2. Birdbath shall not exceed three feet (3') in height and 2 feet (2') in width.
3. Birdbath ~~is normally allowed~~ may be placed in the rear yard, ~~only and must be~~ out of public view, or in a front yard landscape bed.

Rationale---Response to resident requests.

5) Section 1.3.2 Bird Feeders

Birdfeeders and any other feeding of wild birds are permitted in the rear yard only and must be out of public view. No birdfeeders or feeding of wild birds shall create a nuisance for neighboring Units.

Rationale—Response to resident complaints about feeding of ducks in front yard.

6) Section 1.3.3 Decorative Address Plaques

One (1) decorative address plaque at the front entryway of the house is permitted. The plaque size shall not exceed ten inches by twenty four inches (10" x 24"). Plaques shall be mounted on the wall of the home or on a stake in the ground. [House numbers may also be affixed to the home.](#)

Rationale—Added for completeness.

7) Section 1.3.4 Flags and Banners

1. Official Flags - Any homeowner may display one portable, removable [official](#) United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, [Space Force](#) or Coast Guard, or a POW-MIA flag.
2. Freestanding Flagpoles: Any Owner may erect ~~a one~~ freestanding flagpole in accordance with F.S. 720.304. [Plans must be submitted to the Modifications Committee for approval before installation and must comply with all location criteria in these Guidelines.](#)
3. [Attached Flagpoles: Any Owner may attach up to two flagpoles to the structure of the house. Attached flagpoles may be metal or wood and must not exceed six feet in length. See Figure 1.](#)
4. Decorative Flags and Banners: The following ~~guideline applies~~ [guidelines apply](#) to flags and banners other than [Official Flags](#) ~~those~~ identified in [section point 1](#) ~~or 2~~ above.

- a. [Permitted decorative flags or banners shall only include holiday flags, seasonal flags, flags adopted or authorized by a high school or school of higher education and flags adopted or authorized by professional sports teams.](#)

~~A decorative flag or banner is permitted to be displayed in public view, subject to the following restrictions:~~

- ~~a. b.~~ One (1) decorative flag or banner may be displayed per Unit [on an attached flagpole as specified in point 3 above](#) .
- ~~b.~~ ~~A decorative flag or banner must be attached to the structure by a metal or wood pole which should not exceed six feet (6') in length. **Figure 1**~~
- c. A decorative flag or banner must not exceed five feet by three feet (5'x 3') in size.
- ~~d.~~ ~~A decorative flag or banner shall not be obscene, offensive, political, or be used as advertisement or signage.~~
- ~~e. d.~~ One decorative garden flag or decorative garden banner not exceeding 12 inches by 18 inches on a garden metal pole inserted into the ground shall be allowed. ~~These flags must comply with the provisions of subsection d of this section and be in good condition.~~

5. [All flags and banners must be maintained in good condition with no fading or tears.](#)



Acceptable Flag Mount (FIGURE 1)

Rationale---Attempt to clarify in line with recent discussions.

8) Section 1.3.7 Holiday Decorations

Seasonal holiday decorations, including decorative lights and flags, may only be displayed from October 1 ~~to November 7 and from Thanksgiving Day~~ to January 15 of ~~each calendar year. the next year.~~ Other holiday decorations including decorative lights and flags, may be ~~permitted displayed~~ seven (7) days before and must be removed seven (7) days after the specific holiday. Notwithstanding anything above, no holiday decorations shall exceed 15 days unless they fall within the dates for ~~seasonable~~seasonal decorations set forth in the first sentence of this provision. *(Note: Seasonal Lighting restrictions can be found in CCR, Article XII, Section 20).*

Rationale---Close the gap between November 7 and Thanksgiving Day and simplify the rules.

9) Section 1.3.10 Planters and Potted Vegetation

1. Potted plants shall ~~not cover more than fifty percent (50%) of~~ be limited to no more than 4 (four) on any front patio, patio walls/columns or porch.
2. No plant shall be kept in original nursery containers.
3. Planters and/or pots shall be permitted in landscape beds as long as such planters and/or pots are used for storage of plants or other vegetation and not for yard decoration. Planters and/or pots shall ~~not cover more than twenty five percent (25%) of~~ be limited to no more than 2 (two) in any landscape bed. Up to three (3) planters and/or pots containing plants or other vegetation may be kept on any driveway or on any walkway. Planters and/or pots shall not be used to substitute for landscaping in beds that require two rows of plantings or for screening of mechanical equipment.

Rationale---Provide clarity on the uses and limits for planters.

10) Section 1.3.11 Sports Equipment

Sports equipment shall include, but not be limited to, basketball hoops, backboards, bicycle ramps, soccer or hockey nets, and any other item used in conjunction with sports, recreation, exercise or fitness activities. Sports equipment is not permitted on any public street or sidewalk. Sports equipment and must be stored out of view from any road or right-of-way between sundown and sunrise except for Friday or Saturday night. ~~Storage in a side yard is not permitted.~~ Guidelines for trampolines are found in Section 2.1.21.

Rationale---Recognize the family nature of Westchase. Side yard wording is redundant.

11) Section 1.3.15 Yard Ornaments

Yard ornaments are permitted in rear yard ~~only and~~ out of public view. One ornament no more than twelve (12) inches in height may be placed in a front yard landscape bed

Rationale---Respond to resident requests.

12) Section 2.1 Accessory Structures

2.1-~~Accessory Structures~~ Approval Process

Accessory structures are free standing structures that are not an integral part of the house. Modifications are any changes, other than an addition, to an existing Unit. Additions are anything added to a Unit. All accessory structures, modifications or additions, including but not limited to those listed below, are to be submitted for approval to the Modification Committee (MC):

Rationale---Provide definitions and clarity.

13) Section 2.1.1 Awnings

Awnings which are original to a Unit are allowed to be replaced or updated with like kind structure and/or style when necessary. Original and/or grandfathered awnings will be accepted as originally approved. No new fixed awnings of any type are permitted on any Unit. New retractable awnings are permitted over patios or pool decks in the rear or on the side of the Unit. The awning frame is to be securely mounted to the house. Awnings may not extend more than 12 feet from the house when fully extended. Awning frames and fabric must be maintained in good condition with no tears, fading or sagging. Metal awnings are not allowed. All canopy colors must be solid natural soft muted colors or neutral shades of beige, brown, taupe, tan, gray or white. (Note: CCR Article XII, Section 32, restricts any new awnings)

Rationale---There have been many inquiries about adding awnings to homes for comfort and energy efficiency. This change will only take effect if the proposed amendment to CCR Article XII, Section 32 is approved.

14) Section 2.1.2 Decks

Decks are permitted and subject to the following specifications:

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7. Deck structures must be located a minimum of five feet (5') from any rear lot line and three feet (3') from any side lot line. ~~comply with the Rear Yard Setback requirements and Public View Screening requirements set forth in these Guidelines.~~

Rationale—Clarify the setback requirements and make them consistent.

15) Section 2.1.3 Driveways, Sidewalks and Walkways

...All paver colors and cobblestones must be natural, soft muted earth tones and neutral shades consisting of beige, brown, taupe, tan, or gray. Any pavers added to a lot must match existing pavers. No asphalt, shell, mulch or stone driveway, sidewalk, or front walkway is permitted. Except for a clear sealant in a ~~no gloss, matte or satin finish~~ light sheen, medium sheen or comparable finish, painting, sealing or staining of any existing driveway, sidewalk, or front walkway is not permitted.

Rationale---Update terminology used by paver sealing companies based on resident research.

16) Section 2.1.5 Garage Doors

~~Garage doors shall be replaced with like kind and/or similar style doors if the original type is not available.~~ Only traditional or classic raised or flat panel style wood, metal and aluminum garage doors are allowed. Outside garage door access keypads are allowed. Garage doors must match the body or trim of the Unit's exterior color. ~~Designer, carriage~~ Carriage style and barn style garage doors, ~~and~~

~~those with decorative rivets, medieval style fittings and ornamental metal reinforcements~~ are not permitted. Metal and Aluminum garage doors shall be raised or flat panel style and may have the texture of wood grain, unless otherwise specified in INSG. A row of windows in the garage door is allowed. One vent not to exceed the size of a standard raised panel is allowed.

In lieu of garage door paint matching the body or trim color of the homes exterior, owners may use a 3-part professionally painted coating system that would achieve a natural wood grain/texture with wood tone color finish. (A comparable factory applied finish for a metal or aluminum garage door is acceptable.) This painting system involves:

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Rationale---Provide consistency between wood, metal and aluminum doors and allow for common options not currently addressed.

17) Section 2.1.7 Doors

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Color

Wood entry doors may have a wood stain or paint applied using the WCA color palette (Appendix A-6).

Residents may use the same 3-part professionally painted coating system described in Section 2.1.5 above on the front entry door to match the garage door.

...

Rationale---Allow for matching of entry and garage doors.

18) Section 2.1.8 Windows

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Frames

Window frames must be metal, vinyl, composite or pest and weather resistant wood construction. Window frames must be white, bronze, black or painted the exterior body or trim color of the house.

Glass

Other than the front door entry area, windows shall be clear glass only. However, bathrooms may have frosted glass. Non-reflective window tint is allowed subject to the limitations on window film in the Hurricane Protection section below.

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Rationale---Add a requested frame color and provision for window tinting for comfort and energy efficiency.

19) Section 2.1.9 Exterior Lighting

Exterior lighting is permitted and subject to the following specifications:

1. Decorative exterior lights, including pendant lights, are allowed in the front door entry way to a Unit, unless otherwise specified in INSG. **Figure 3.** String lights are allowed within screen enclosures or on rear patios.
2. Exterior lighting installed on either side of any Unit's garage doors is allowed. Styles may be coach house, traditional, contemporary, transitional, mission and rustic, unless otherwise specified in INSG. **Figure 4.**
3. Spotlights shall not function in the place of standard exterior decorative fixtures.

4. All non-decorative light (spotlight/security lighting) shall be installed in a manner to prevent substantial light spillage onto adjacent property. [The maximum brightness for non-decorative lights is 1300 lumens or 100 watts.](#)
5. All exterior lighting is to be installed in such a manner as to not cause distraction or nuisance.
6. No light is to be aimed at any neighboring Unit.
7. Porch and patio ceiling lights and garage lights must use clear, white or amber bulbs only [unless changed during the Holiday Lighting period to complement Holiday Decorations.](#)

Rationale---Updating the section to reflect current usage.

20) Section 2.1.10 Roof and Roof Products

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Colors

Roofs must be solid colored or mildly variegated. All colors must be black or soft, muted earth tones or neutrals. A subdued shade of Mediterranean red is acceptable for tile style roofs only. [Drip edge may be roof color, trim color or white. All repairs to an existing roof must be of the same color. Tile roofs only may be coated with:](#)

1. [a clear 100% acrylic roof sealer, sheen not to exceed a semi-gloss finish or](#)
2. [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.](#)

...

Rationale---Adds wording wanted by insurance companies as well as the coating provision added to the Harbor Links/Estates INSG and a drip edge option.

21) Section 2.1.11 Mechanical Equipment

... All mechanical equipment must be shielded from public view. Unless specified in an INSG, acceptable screening options are stucco walls painted the same color as the house, brick walls, vegetation at least four feet (4') tall at installation and so maintained, approved fencing for the Neighborhood at a height of four feet (4') or ~~white~~ vinyl, pvc or resin, solid panel enclosure which must be consistent with the color of approved fencing for the Neighborhood or painted the same color as the house. Lattice topped enclosures may be used, with lattice not to exceed one foot (1') in height with the full height not exceeding four feet (4').

Rationale---Remove the word white which was not intended when the last amendment was done.

22) Section 2.1.12 Paint Color Palette Guideline—Exterior Paint

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8. Body colors shall not be the same color spectrum (must be at least two strips in between colors based on the Sherwin Williams color deck) as adjacent homes and/or directly across the street unless otherwise specified in INSG. [No two homes directly across from or adjacent to each other shall be any of the approved white body colors.](#) Trim color must be within three (3) shade colors, up or down, on the same color strip as the body – or- one of the trim ONLY colors.
9. For the approved white body colors on the palette, [trim color may be any approved body or trim color.](#) ~~trim must be within the top three (3) colors on any body/trim color strip on the palette, be a trim only color or be painted the same white color as body.~~

...

14. Definitions:

- Body/Wall – Wall, siding, exterior entry doors (other than front doors), exterior entryway ceilings, garage doors, pillars, pillar bases, rear patio/porch ceilings, patio/porch ceilings, downspouts, [gable vents](#), utility connections, cable and phone boxes, solar piping on wall
- Trim – Soffit, gutter, fascia, pillars, pillar bases, contrasting border around windows, keystones, [gable vents](#), exterior entry doors and garage doors
- Accent – Front doors, [door frames](#), keystones, [gable vents](#) and shutters

15. [Fascia may also be painted the color of the roof](#)

16. [Pool decks may be coated with a finish consisting of cement and stone, pebbles or glass such as PebbleTec or PebbleSheen as long as the colors are natural, soft muted earth tones or neutral shades consisting of beige, brown, taupe, tan or gray.](#)

Rationale---Clarify provisions regarding use of white body colors, add gable vents and add pool deck coatings.

23) Section 2.1.15 Patios

Patios are permitted in the rear, front, and side yards and are subject to the following specifications:

1. Patios shall be constructed with concrete, pavers, natural stone or tile. [Products like PebbleTec or PebbleSheen may be used as long as the colors are natural, soft muted earth tones or neutral shades consisting of beige, brown, taupe, tan or gray.](#)

...

4. All patio structures must [be set back five feet \(5'\) from the rear lot line and three feet \(3'\) from side lot lines.](#) ~~comply with the setback requirements set forth in the Westchase Residential Guidelines.~~

Rationale---Add pebble surfaces for pool decks and clarify the setback requirements for patios.

24) Section 2.1.18 Screened Enclosures

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8. All screened enclosures must have white or bronze frames with charcoal screen unless otherwise specified by INSG. [Privacy screening products, similar to Florida Glass, consisting of fiberglass mesh with a vinyl laminate, may be used in place of standard charcoal screen for no more than 40% of the height of the screening.](#)

9. Aluminum pan type roofs and white insulated aluminum roofs are permitted [unless restricted by an INSG.](#) ~~only as specified in INSG.~~

...

11. [Fabric sail structures and shade sails are allowed within screen enclosures or over patios.](#)

Rationale---Correct point 9 and add privacy screening and shade structures.

25) Section 2.1.25 Gutters and Drainage

Gutters are allowed and must be tied into downspouts. All gutter installation shall use splash blocks at the downspout unless underground drains are installed. Roof runoff must be diverted onto drainage easement or street, not onto neighboring property. No Unit shall allow water runoff or drainage as to cause erosion to any neighbor or WCA property. Gutters must be a minimum of four inches (4") in depth and width. Color must be white, or the color of the unit's body or trim. As an alternative, the gutter color may match the roof color as long as the color is natural soft earth tones or shades including beige, brown, taupe, tan, gray or black. INSG may contain additional specifications. Gutter socks, downspout extenders or splash blocks may be placed on downspouts to divert runoff. Colors may be green or brown to match turf or mulch, white, or match the color of the unit's body or trim. INSG may contain additional specifications.

Rain chains may also be used as follows:

1. All rain chains must be tied into gutters and extend to the ground secured at the bottom.
2. Rain chains must not cause flooding or erosion to a neighbor's yard.
3. Rain chains are limited to two in the front of the house.
4. Rain chains must be made of copper or aluminum.

Rationale---Allow rain chains as approved in Woodbay and another option for gutter colors.

26) Section 2.1.26 External Security Cameras

External security cameras shall be dome, mini-bullet style or a comparable style that does not exceed 5 inches by 5 inches and shall be attached to the main structure of the home or the soffit. They shall be an integral part of the house and not distract from its architecture or appearance. Number of cameras shall be limited to ~~six (6). one per household door entry, including those on the lanai.~~ Location of cameras is not limited to being adjacent to door entries. ~~shall be approved by the Modification Committee.~~ In no event shall an external camera be installed, utilized, pointed, positioned or oriented ~~in part or all at toward~~ another ~~Association Member's house's~~ doors, windows or outdoor porches, pools or decks so that the camera ~~lens~~ films, videos, or captures images in whole or in part ~~or all~~ over a ~~maximum of~~ six (6) foot fence on the either property ~~of either the Member using the camera or any other Member.~~

Video doorbells are allowed in addition to the camera limits described above. A modification approval is not required for a video doorbell.

Rationale---Clarify the rule on the number and location of cameras allowed and add a new option.

27) Section 2.1.29 Garbage Cans

... Unless specified in an INSG, acceptable screening options are stucco walls painted to match the house, brick walls, vegetation at least four feet (4') tall at installation and so maintained, approved fencing for the Neighborhood at a height of four feet (4') or ~~white~~ vinyl, PVC or resin, solid panel enclosure which must be consistent with the color of approved fencing for the Neighborhood or painted to match the house. Lattice topped enclosures may be used, with lattice not to exceed one foot (1') in height with the full height not exceeding four feet (4').

Rationale---Remove the word white which was not intended when the last amendment was done.

28) Section 2.2.1 Front Yard Landscape

Front yard shall be landscaped with any combination of grass, ground cover, shrub, vines, hedge, trees

and/or palms, unless otherwise specified in INSG. All annuals and perennials are allowed in front yard landscaping beds and do not require approval. Additionally:

1. At least two (2) rows of plantings are required in the front landscape beds. ~~Plantings must be spaced no more than a foot apart along each individual row and should create the effect of a solid row of plantings.~~ Plantings should be spaced sufficiently close together to give the appearance of full rows while still allowing for expected growth of the specific plants.
2. Plantings should be a minimum of one (1) gallon size when installed.
3. One portion of a planting bed must extend a minimum of three feet (3') from the front foundation.
4. All turf grass shall be any variety of St. Augustine sod. Subsequent intrusion by Bermuda will not require resodding as long as the turf is healthy.
5. Front yard landscaping shall be at least fifty percent (50%) St Augustine sod.
6. All wall vegetation shall be limited to the height of the first story of any building façade.
7. ~~Xeriscaping shall be approved, provided plantings, placement and ground cover meet Florida Friendly Water Wise recommended applications.~~ Xeriscaping shall be considered for approval provided plantings, placement and ground covers meet the principles of "Waterwise South Florida Landscapes" as published by South Florida Water Management District (SFWMD).

...

Rationale--Clarify existing practices for approvals and update xeriscaping language.

29) Section 2.2.2 Corner Yard Landscape

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All corner yards shall be landscaped with the following:

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6. ~~Xeriscaping shall be approved, provided plantings, placement and ground cover meet Florida Friendly Water Wise recommended applications.~~ Xeriscaping shall be considered for approval provided plantings, placement and ground covers meet the principles of "Waterwise South Florida Landscapes" as published by South Florida Water Management District (SFWMD).
7. Corner lot landscaping shall adhere to the site plan as shown in Figure 11.

Rationale: Update xeriscaping language.

30) Section 2.2.3 Garden Borders

Garden borders are allowed in all planting areas. Approved materials are: pre-cast concrete, brick, 14 gauge steel, pressure treated wood, composite wood, rubber, plastic edging, and any faux stone product, poured in place concrete or natural stone. Garden borders shall not exceed a height of one foot and shall not be painted.

Rationale---Add a new option.

31) Section 2.2.7 Landscape Materials

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6. ~~Xeriscaping shall be approved, provided plantings, placement and ground cover meet Florida friendly water wise recommended applications.~~ Xeriscaping shall be considered for approval provided plantings, placement and ground covers meet the principles of "Waterwise South Florida Landscapes" as published by South Florida Water Management District (SFWMD).
7. All lawns shall be any variety of St. Augustine sod. Subsequent intrusion by Bermuda will not require resodding as long as the turf is healthy.

8. Landscape boulders may be used only in landscape beds. Boulders may not be in sodded areas or in the area between sidewalk and street. They should be no less than twelve inches (12”) in diameter and stand no less than twelve inches (12”) or more than thirty-six inches (36”) above ground level.

Rationale---Add an option that is frequently requested and update xeriscaping language.

32) Section 2.2.8 Plant Material List

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<u>Approved Tree and Palm List</u>			
Acacia, Sweet+	Elm, Florida-Winged <u>American</u>	<u>Palm, Arenga</u>	Palmetto, Dwarf+
Anise, Star+	Elm, Winged *+	Palm, Cabbage (Sabal)*+	Palmetto, Saw *+
Ash, Green *+	Guava, Pineapple+	Palm, Canary Island Date+	Pear, Bradford +
Ash *+	Gum, Sweet *+	Palm, Chinese Fan+	Photinia—standard
Bay, Loblolly *+	Hickory+	Palm, Christmas	Pigeonplum
Birch, River *+	Holly, Chinese+	Palm, Dactylifera- Medjool	Pine, Southern Slash *+
Blueberry, Japanese+	Holly, Dahoon+	Palm, Date+	Plum, Chickasaw *+
Bottlebrush	Holly, <u>Eagleston East</u> Palatka *	Palm, European Fan+	<u>Plumeria</u>
Buttonbush+	Holly, Myrtleleaf *	Palm, Fan	Powderpuff
Buttonwood, <u>Silver</u> <u>Cassia, Golden Shower</u>	Holly, Nelly Stevens+	Palm, Fishtail	Privet, Florida+
	Holly, Yaupon+	Palm, Foxtail+	Redbud, Eastern *+
Cedar, Red *	Jatropha	Palm, Lady +	Sea Grape*
Cedar, Southern Red *+	Ligustrum Tree+	Palm, Needle *+	Stopper, Tree+
Crape Myrtle*+	Magnolia, Southern *+	Palm, Paurotis+	<u>Sugarberry</u> *
Cypress, Bald+	Magnolia, Sweetbay *+	Palm, Pindo+	<u>Sweetgum</u>
Cypress, Italian	Mahogany	Palm, Pygmy Date(Roebelinii) *+	Sycamore*+
Cypress, Leyland+	Maple, Red*+	Palm, Queen	Tabebuia, Lavender <u>Purple, Pink or Yellow</u> Trumpet
Cypress, Pond *+	Marlberry +	Palm, Senegal Date Bald +	Tabebuia, Pink and Yellow +
Dogwood, Flowering *+	Myrtle, Wax *+	Palm, Silver	Tamarind
Dogwood, Japanese <u>(Kousa)</u>	Oak, Chestnut *	Palm, Sylvester	<u>Tupelo, Black Gum</u> *
Chinese Elm + <u>Elm, Chinese</u>	Oak, Live *+	Palm, Thatch	Tibouchina
Elm, Drake+	Oak, Shumard *+	Palm, Washingtonian	Yellow Poinciana
Elm, Florida *+	<u>Palm, Areca</u>		

+Denotes Florida Friendly species included in Appendices 100-102

*Denotes Florida native species

Approved Shrubs and Ornamentals <u>Native and Ornamental Shrub Selections</u>			
Agapanthus (Lily of the Nile)+	Fern, Cabbage Palm	Iris, African +	Philodendron+
Allamanda	Fern, Cinnamon	Ixora, Dwarf+	Phontonia Photina , Red Tip
Anise, Yellow *+	Fern, Royal*	Ixora, Maui+	Pittosporum, Green +
Azalea Alaskan Snow +	Fern, Foxtail	Ixora, Standard+	Pittosporum , Variegated +
Azalea, Duc de Rohan +	Fern, Holly +	Jasmine Cape	Plumbago+
Azalea, Gerbing +	Fern, Wood	Jasmine, Downy	Plumeria
Azalea, Indica +	Fetterbush	Jasmine, Primrose	Podocarpus (Japanese) Yew +
Azalea, Red Ruffle +	Fig (Ficus), Creeping +	Jasmine, Star	Privet, Wax Leaf
Azalea, Southern Charm	Firecracker Plant	Jasmine, Wax Leaf	Rose, Multiflora
Beautyberry+	Firebush	Jatropha	Roses, Knockout +
Bird of Paradise +	Gallberry +	Jessamine, Yellow *+	Sage, Texas
Blue Daze +	Gardenia	Juniper, Blue Pacific	Sago, King
Bougainvillea +	Gardenia, Grafted +	Juniper Parson's	Sago, Queen
Bottlebrush	Ginger, Red	Juniper, Pfitzer	Salvia, Native
Boxthorn	Ginger, Variegated +	Juniper, Shore	Schefflera Dwarf Arbicola+
Boxwood, Japanese +	Gold Mound (Duranta)+	Lantana, Native *+	Shrimp Plant
Bugelweed	Grass, Aztec +	Lantana, Purple +	Snowbush+
Bush, Butterfly	Grass, Border	Lantana, Bush Yellow	Society Garlic
Bush, Fire +	Grass, Fakahatchee (Dwarf)+	Ligustrum+	Spartina
Bush, Daisy +	Frass, Frakahatchee (standard)*+	Ligustrum Tree	Stopper, Simpson's+
Caetus, Pencil	Grass, Fountain +	Lily, Crinum+	Sweet Almond Bush
Caladium	Grass, Muhly*+	Lily, Day +	Thryalis, Golden
Camellia+	Grass, SandCord*	Lily, Flax+	Thryallis+
Cardboard Plant +	Guava Pineapple +	Lily, Spider*+	Tibouchina
Carolina Allspice*	Hawthorne, Indian +	Loropetalum	Ti (Cordyline) Plant
Cassia, Golden Shower	Heart Purple +	Myrtle, Crape+	Viburnum, Awabuki +
Cast Iron Plant +	Hibiscus (all types)+	Myrtle, Natchez Crape	Viburnum, Blackhaw
Clusia	Holly Burford (dwarf)	Myrtle, Wax (dwarf)*+	Viburnum, Sandankwa

Coffee, Softleaf*	Holly, Buford (Standard)	Myrtle, Wax (Standard)*+	Viburnum, Suspensum
Coffee, Wild +	Holly, Carissa	Nandina, Dwarf	Viburnum, Sweet+
Croton all types +	Holly, Chinese +	Oleander, Dwarf+	Viburnum, Walter's (dwarf)*+
Crown of Thorns +	Holly, Dwarf Chinese	Oleander, Standard+	Viburnum, Walter's (standard)*+
Daylily	Holly, Dwarf Yaupon (Ilex Schilling)+	Palm, Coontie+	Virginia Sweetspire
Eugenia	Holly, Japanese +	Palm, Queen	Wiregrass
Fatsia	Holly, Nellie Stevens	Palmetto, Blue	Yesterday-Today-And-Tomorrow
Fern, Autumn	Honeysuckle, Coral+	Palmetto*+	Yucca
Fern, Boston (Sword)+	Hydrangea	Periwinkle	
+ Denotes Florida Friendly species included in Appendices 100-102			
*Denotes Florida Native species			

Approved Ground Cover Selections

Aztec Grass	Mimosa, Sunshine (Powderpuff)
Blue Daze	Minima Jasmine
Dwarf Confederate Jasmine+	Mondo Grass+
English Ivy+	Peanut Perennial +
Evergreen Giant Liriope	Periwinkle
Liriope+	Tampa Vervain
	Varnish Leaf
+ Denotes Florida Friendly species included in Appendices 100-102	

Approved Trees Restricted To Rear Yard Placement Only:

Bamboo – Clumping, including: Dwarf Buddha Belly – Bambusa Vulgaris Wamin Sunburst – Bambusa Perrvariabilis Viridistriata Slender Slender Weaver's – Bambusa Textilis Gracilis
Citrus or other fruit trees (limit one)+
Guava, Pineapple
Hong Kong Orchid Tree +
Jacaranda +
+ Denotes Florida Friendly species included in Appendices 100-102

Approved Vines:		
Bougainvillea +	Jasmine	Moonflower
English Ivy+	Jessamine, Yellow*	Passion
Fig, Creeping	Juniper, Chinese+	Pelican
Honeysuckle, Coral	Mandevilla+	Wisteria, American or Evergreen
+ Denotes Florida Friendly species included in Appendices 100-102		

Rationale: The changes to the plant lists are for clarity, to add additional plants and to put plants in the proper categories. This also removes the references to the Florida Friendly plant lists that are in Appendices 100-102 since those lists are only used when a Florida Friendly submission is made.

33) Section 2.2.10 Tree Removal

...

Trees that are within an easement area, including those that are curbside, shall not be removed by an Owner without the written consent of ~~either the CDD or Hillsborough County.~~ [the CDD and Hillsborough County or a licensed certified arborist or a certified landscape architect, where appropriate. The WCA shall provide a final decision only after the CDD approves the WCA Modification Application in writing. The CDD may require that trees removed from an easement area be replaced with trees from an approved tree list.](#)

Rationale---This is an effort to work with the CDD regarding easement trees to help preserve our tree canopy.

34) Section 2.2.11 Standard Fencing

All fences must conform to the fence details included in these Guidelines. See INSG for acceptable fence details. Standard lot fences shall be six feet (6') in height. Variations in height up to eight feet (8') may be approved for rear lot lines where the grades on adjoining lots are different. [Fences are to be set no more than three \(3\) inches off the ground. It is preferred that fence Fence panels/ slats shall be oriented in a vertical direction only, but a horizontal orientation is allowed.](#)

Rationale---There have been requests for a horizontal orientation as well as issues of neighboring fences set at different levels.

35) Section 2.2.13 Fences on golf Courses, Lake and Conservation Areas

Full height solid or living fences which inhibit any neighbor's view to the golf course, any lake or conservation area are not allowed. Additional INSG may apply. Metal Fences only are the permitted material for Lake Lots. [For those Units that have a side yard drainage easement as noted on the lot survey, a five \(5\) foot wide front gate and rear gate must be installed along the easement section in order to allow the CDD access to the lake frontage for maintenance purposes.](#)

Rationale---The CDD needs to have access to maintain these areas without taking down a fence.

36) Section 2.2.14 Fence Sight Lines

Fences and hedges should be maintained a minimum of ten feet (10') back from the front ~~or corner~~ ~~property line~~ corner of the house, unless further limited by an INSG, and at such other greater distance so as not to impede reasonable lines of sight for vehicular traffic as shown in **Figure 14**. Six foot (6') fences fronting on a side street should be at a height of six feet (6') to the rear property line.

Rationale---Correct an inconsistency with Section 2.2.11 Standard Fencing.

37) Section 2.2.15 Standard Fencing Materials

1. Wood, aluminum, and vinyl fences are allowed as detailed below. Additional materials and styles may be allowed if indicated in an INSG. All fences on a Unit must be of the same material and style unless otherwise required by INSG.
2. Chain link and vinyl clad chain link fences with metal post are only permitted as provided in INSG.
3. Clear wood stain or clear wood sealant for fencing is allowed.
4. Colored stain will be allowed for wood fences as long as the color is comparable to Sherwin Williams semi-transparent stain colors Baja Beige (SW 3509), Banyan Brown (SW 3522), Crossroads (SW 3521) or Woodbridge (SW 3504) over which a clear sealant can be applied.
5. As an alternative, a stain and sealer combination will be allowed for wood fences as long as the color is comparable to Thompson's Water Seal Semi-Transparent Stain and Sealer colors Natural Cedar, Honey Gold or Timber Brown.
6. Any manufacturer's product may be used as long as the colors are comparable.
- 4.7. No ~~color stain or~~ painting of any fence is allowed, unless being used to screen mechanical equipment or otherwise specified in INSG.

Rationale---Use of a sealer will prolong the life of wood fences. The colors were selected to replicate the look of natural wood.

38) Section 2.2.15 A. Shadowbox Fence

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')~~ eight feet (8') and set in ground ~~four feet (4')~~ two feet (2').
- ...

39) Section 2.2.15 B. Board on Board Fence

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')~~ eight feet (8') and set in ground ~~four feet (4')~~ two feet (2').
- ...

40) Section 2.2.15 D Vinyl Fence (1/12/19)

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 ~~wood tone or weathered wood tone.~~ beige, tan, light brown or weathered gray in color. A wood grain look is preferred ~~required~~.
- ...
6. Posts must be a minimum of five inch by five inch (5" x 5") by ~~nine feet (9')~~ eight feet (8') and set in the ground ~~three feet (3')~~ two feet (2'). However, four inch by four inch (4" x 4") posts are acceptable for fences that are four foot (4') in height.

...

Rationale--- Standard post lengths have changed. Industry color names have changed in the last three years. The replacement colors would look compatible with wood fences. The cost differential to use wood grain vinyl has increased substantially.

41) Section 4.4.3 Driveways and Sidewalks

... Except for a clear sealant in a light sheen, medium sheen or comparable finish, ~~no-gloss, matte or satin finish~~, painting, sealing or staining of any existing driveway or sidewalk is not permitted

Rationale---Make this section consistent with the proposed changes to Section 2.1.3.

42) Section 4.5.1 Pool and Screen Enclosures

Pool decks and screened enclosures shall be constructed no closer than ~~three~~ five feet (5') (~~3'~~) to a rear ~~lot set back~~ line or to a wetland ~~setback property~~ line and no closer than three feet (3') to a side lot line. Pool facilities which cross a Hillsborough County wetland setback line, identified on recorded plats, must be specifically approved by Hillsborough County.

Rationale---Add a side setback and change the rear setback for consistency.

43) Section 4.8 Garage Doors

Only traditional or classic raised or flat panel style wood, metal and aluminum garage doors are allowed. ~~Wood garage doors are not permitted. Designer and carriage-Carriage style and barn style garage doors, and those with decorative rivets, medieval style fittings and ornamental metal reinforcements~~ are not permitted. Outside access key pads are allowed. Garage doors must match the Unit's body or trim color or use other options as outlined in Section 2.1.5 Garage Doors. Doors shall be raised or flat panel style ~~with the~~ and may have the look of wood grain, unless otherwise detailed in INSG.

Rationale---Provide consistency with Section 2.1.5.

INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES:

44) Single Family Homes of West Park Village. The Single Family Homes of West Park Village must comply with the architectural guidelines for West Park Village. See page 438 of Guidelines. Following is a proposed INSG for porch materials which will apply only to Single Family Homes of West Park Village.

WEST PARK VILLAGE: Architectural Design Guidelines
WEST PARK MATERIALS

...

Porch Railings:

- Cedar, ~~p-t~~ pressure treated wood, or synthetic "wood" trim with top and bottom rails *centered* on pickets. For single family homes only, aluminum, either white or black, and white pvc porch railings are permitted, but the height of such railings shall not exceed 36 inches.
- Openings shall be a maximum of 3.5 inches. Screened Porches:

- Allowed at side and rear of house (not allowed on front of house).
- Screened porches are to be framed with wood columns and beams (minimum 8" dimension for each). Roofs may be a lower slope than the main roof of the house (see *Guideline Details: Roofs*). Equally spaced column bays should have a vertical proportion, with rails and pickets (as noted above for *Porch Railings*).
- Screen may be attached to either wood or aluminum framing systems between the columns.

45) Townhomes of West Park Village.

The following colors may be used in any order on the Townhomes of West Park Village as determined by the Board of Directors of Townhomes of West Park Village so long as the Townhomes remain compliant Section 2.1.12 of the Guidelines.

<u>TOWNHOMES OF WPV - COLOR PALETTE</u>	
<u>Body SW #</u>	<u>Body - SW Name</u>
<u>6185</u>	<u>Escape Grey</u>
<u>6248</u>	<u>Jubilee</u>
<u>7024</u>	<u>Functional Grey</u>
<u>7029</u>	<u>Agreeable Grey</u>
<u>7037</u>	<u>Balanced Beige</u>
<u>7064</u>	<u>Passive</u>
<u>7065</u>	<u>Argos</u>
<u>7738</u>	<u>Cargo Pants</u>
<u>9110</u>	<u>Malabar</u>
<u>9132</u>	<u>Acacia Haze</u>
<u>9138</u>	<u>Stardew</u>
<u>Trim SW#</u>	<u>Trim SW Name</u>
<u>7004</u>	<u>Snowbound</u>
<u>Doors SW#</u>	<u>Doors SW Name</u>
<u>2739</u>	<u>Charcoal Blue</u>
<u>2801</u>	<u>Rockwood Dark Red</u>
<u>6250</u>	<u>Granite Peak</u>
<u>6258</u>	<u>Tricorn Black</u>
<u>7674</u>	<u>Peppercorn</u>
<u>Garages SW#</u>	<u>Garages SW Name</u>
<u>7024</u>	<u>Functional Grey</u>
<u>7037</u>	<u>Balanced Beige</u>
<u>7029</u>	<u>Agreeable Grey</u>
<u>7064</u>	<u>Passive</u>
<u>7065</u>	<u>Argos</u>

**SECTION GUIDELINES
TOWNHOMES OF WEST PARK VILLAGE**

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	Charecoal-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	Charecoal-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	Charecoal-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	Charecoal-Blue	SW-7004	SW-7064
building-7	-	-	-	-	-	-

9602 Royce Dr	SW 9110	Malabar	SW 2739	Chareoal 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	Chareoal 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

46) Classic Townhomes of West park Village.

~~Before attempting to make any change to the exterior of your townhome property, a Modification Request Form must be submitted to both the Board of Directors of the Classic Townhomes of West Park Village and the Westchase Modification Committee and approved by both. This dual process will go into effect for our Association on April 1, 2004.~~

~~Modification Request Forms for our Classic Townhome owners may be obtained from the Classic Townhomes' Property Manager, Denise Schek or the Westchase Property Manager, Roganne Clark since the Forms are especially adapted for review by both the Classic and Westchase Associations.~~

~~You may forward completed Forms, for deliver to the Board and Westchase Modification Committee, directly to Denise Schek via e-mail: dschek@greenacreproperties.com; by regular mail: "Attention: Denise Schek," Greenacre Properties, Inc., 4131 Gunn Hwy., Tampa, FL 33624; or by Fax: 813-963.1326. Questions may be called into Denies at 813-961-2203 ext. 117.~~

~~It is our hope that by requiring a dual review and signature process for our homeowners' Modification Requests, we will avoid some of the problematic "approvals" that were granted by other bodies in the~~

~~past. Of course, changes made by homeowners/residents before April 1, 2004 without proper written approval and changes made after April 1, 2004 without property dual approval are in violation.~~

~~Please note that the Classic Townhomes of West Park Village Home Owners Association has legal authority and means (substantial fines, liens, etc.) to see that unapproved changes are corrected. Please avoid violations and help us retain the beauty and value of our townhomes by abiding by all regulations. See Article 11, Section 1 of the Declarations of Easements, Covenant Conditions and Restrictions (the CCR) for the Classic Townhomes of West Park Village.~~

~~Thank you,
The Board of the Classic Townhomes of WPV~~

Rationale--- Remove letter to owners that is not an actual INSG.

DRAFT