



**WESTCHASE COMMUNITY ASSOCIATION, INC**  
**NOTICE OF VOTING MEMBERS MEETINGS**

**TO ALL WESTCHASE MEMBERS:**

NOTICE IS HEREBY GIVEN, that Voting Member Meetings will be held on the following dates: **May 10, 2022, June 14, 2022 and July 12, 2022**. Each meeting will begin at 7:00 PM at the Westchase Swim & Tennis Center, located at 10405 Countryway Blvd. Tampa, FL 33626. Members of Westchase Community Association may attend the meetings.

At the May 10<sup>th</sup> meeting, the Voting members will consider finalizing draft amendments to the Declaration of Covenants Conditions and Restrictions for Westchase (the “CCRs”) and to the Westchase Bylaws. At the May 10<sup>th</sup> and June 14<sup>th</sup> meetings, the Voting Members will consider and vote on draft amendments to the Westchase Residential Guidelines (“Guidelines”) and Individual Neighborhood Section Guidelines (“INSGs”) for Single Family Homes of West Park Village, Townhomes of West Park Village, and Classic Townhomes of West park Village. At the July 12<sup>th</sup> meeting, the Voting members will vote on the draft amendments to the CCRs and Bylaws.

A brief description of the intent and effect of the proposed amendments to the Guidelines and INSGs is included below. Complete drafts of the proposed amendments are located on the Association’s website at [www.westchasewca.com](http://www.westchasewca.com) under the tab for “Documents”. In the draft amendments, additions are underlined and removed language is stricken. Ellipses (. . .) indicate that the language omitted remains unchanged. If you have questions regarding the proposed amendments, you may contact the Association’s manager by emailing [manager@wcamanager.com](mailto:manager@wcamanager.com) or you may contact your Neighborhood’s Voting Member.

**AMENDMENTS TO WESTCHASE RESIDENTIAL GUIDELINES**

- 1) **§ 1.1 Statement of Purpose.** Provides that Guidelines may apply to less than all Units. Clarifies that alterations, additions, or improvements installed in compliance with INSGs in place at the time are permitted to remain if maintained in compliance with CCRs, but if 75% or more is to be replaced, the entire alteration, addition or improvement must meet current Guidelines.
- 2) **§ 1.2.8 Public View Screening.** Adds a definition for public view.
- 3) **§ 1.2.9 Rear Yard Setback.** Clarifies sections of Guidelines for setbacks applicable to various structures.
- 4) **§ 1.3.1 Birdbaths.** Allows birdbaths in rear yard, out of public view or in front yard landscape bed.
- 5) **§ 1.3.2 Bird Feeders.** Species that bird feeders and feeding wild birds is only permitted in rear yard and may not create a nuisance for neighbors.
- 6) **§ 1.3.3 Decorative Address Plaques.** Allows house numbers to be affixed to the home.
- 7) **§ 1.3.4 Flags and Banners.** Allows Space Force flags and limits decorative flags or banners to holiday, seasonal, authorized high school or higher education, and authorized professional sports teams. Limits flag poles to 2.
- 8) **§ 1.3.7 Holiday Decorations.** Limits display of holiday decorations, including decorative lights and flags, from October 1 to January 15 of the next year.
- 9) **§ 1.3.10 Planters and Potted Vegetation.** Limits potted plants to 4 on front patios, porches, walls, and columns, 2 in any landscape bed, and 3 on any driveway or walkway. Prohibits use of potted plans for screening mechanical equipment.
- 10) **§ 1.3.11 Sports Equipment.** Allows sports equipment to be left in view on Friday and Saturday nights. Removes prohibition against storing sports equipment in side yard. Sports equipment must still be stored out of public view other than as noted above.
- 11) **§ 1.3.15 Yard Ornaments.** Allows 1 yard ornament no more than 12 inches in height to be placed in a front yard landscape bed.
- 12) **§ 2.1 Accessory Structures.** Changes name of Section and defines “accessory structures” and “additions”.
- 13) **§ 2.1.1 Awnings.** Prohibits new fixed awnings. Allows retractable fabric awnings. (This amendment will only take effect if amendment to CCR Article XII, section 32 is approved.)



- 14) § 2.1.2 **Decks.** Establishes 5 foot setback from rear lot line and 3 foot set back from side lot line.
- 15) § 2.1.3 **Driveways, Sidewalks, and Walkways; Section 4.4.3 Driveways and Sidewalks.** Allows clear sealant in light sheen, medium sheen, or comparable finish.
- 16) § 2.1.5 **Garage Doors; Section 4.8 Garage Doors.** Removes requirement that garage doors be replaced with like kind. Allows raised or flat panels. Removes prohibition against designer doors, decorative rivets, medieval style fittings, and ornamental metal reinforcements. Allows row of windows and one vent in garage door. Allows factory applied natural wood grain appearance on metal or aluminum garage doors.
- 17) § 2.1.7 **Doors.** Allows 3-part professionally painted coating system on the front entry door to match the garage door.
- 18) § 2.1.8 **Windows.** Allows black window frames and non-reflective window tint.
- 19) § 2.1.9 **Exterior Lighting.** Allows pendant lights in front entryway. Allows sting lights in screen enclosures or on rear patios. Establishes maximum brightness for spotlights and security lights. Allows colored porch and patio lights during holiday period.
- 20) § 2.1.10 **Roof and Roof Products.** Establishes color requirements for drip edges and roof repairs. Allows clear sealers and acrylic roof tint on tile roofs.
- 21) § 2.1.11 **Mechanical Equipment.** Removes requirement that fencing for mechanical screening be white. Notwithstanding, fencing may be white.
- 22) § 2.1.12 **Paint Color Palette Guideline—Exterior Paint.** Prohibits 2 homes directly across from or adjacent to each other from being painted any white body colors. Allows any trim color on white houses. Allows gable vents to be painted with body, trim or accent color. Requires door frames to be painted the accent color. Allows fascia to be painted the color of the roof. Allows pool decks coated with cement and stone, pebbles or glass in earth tones of beige, brown, taupe, tan or gray.
- 23) § 2.1.15 **Patios.** Allows products like PebbleTec or PebbleSheen in earth tones or neutral shades consisting of beige, brown, taupe, tan or gray. Requires patios to be set back 5 feet from the rear lot line and 3 feet from side lot lines.
- 24) § 2.1.18 **Screened Enclosures.** Allows privacy screening of fiberglass mesh with vinyl laminate, for no more than 40% of the height of the screen. Allows aluminum pan and white aluminum roofs unless restricted by an INSG. Allows fabric shade sails in screen enclosures or over patios.
- 25) § 2.1.25 **Gutters and Drainage.** Allows gutter color to match roof if color is beige, brown, taupe, tan, gray or black. Allows 2 rain chains in front of house and sets requirements for rain chains.
- 26) § 2.1.26 **External Security Cameras.** Limits number of security cameras to 6 and clarifies that cameras need not be adjacent to doors. Allows video doorbells without application for modification.
- 27) § 2.1.29 **Garbage Cans.** Removes requirement that fences screening garbage cans be white.
- 28) § 2.2.1 **Front Yard Landscape.** Allows annuals and perennials in front yard landscaping beds without Mod Committee approval. Changes spacing requirements for plants to allow for growth. Specifies that intrusion by Bermuda grass will not require new sod if the turf is healthy. Removes mandatory approval for Xeriscaping.
- 29) § 2.2.2 **Corner Yard Landscape.** Removes mandatory approval for Xeriscaping.
- 30) § 2.2.7 **Landscape Materials.** Removes mandatory approval for Xeriscaping. Specifies that intrusion by Bermuda grass will not require new sod if turf is healthy. Allows boulders in landscape beds and sets size limits.
- 31) § 2.2.3 **Garden Borders.** Allows garden borders consisting of 14 gauge steel.
- 32) § 2.2.8 **Plant Material List.** Clarifies names of plants and puts plants in proper categories. 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) § 2.2.10 **Tree Removal.** Prohibits removal of trees in easement area without approval by CDD and Hillsborough County or licensed certified arborist or landscape architect. Specifies that replacement of tree may be required.
- 34) § 2.2.11 **Standard Fencing.** Specifies that fences may be no more than 3 inches off the ground. Allows horizontal fence panels/ slats.
- 35) § 2.2.13 **Fences on golf Courses, Lake and Conservation Areas.** Requires 5 foot wide front and rear gates for Units that have side yard drainage easement in order to allow access by CDD for maintenance.
- 36) § 2.2.14 **Fence Sight Lines.** Specifies that Fences and hedges should be 10 feet back from the front corner of the house, unless further limited by an INSG,



- 37) § 2.2.15 **Standard Fencing Materials.** Allows colored stain and stain/sealer combinations for wood fences.
- 38) § 2.2.15 **A. Shadowbox Fence; § 2.2.15 B. Board on Board Fence; § 2.2.15 D Vinyl Fence.** Changes mandatory length of fence posts and depth of fence posts in ground.
- 39) § 2.2.15 **D Vinyl Fence.** Allows beige, tan, light brown or weathered gray colored fences and provides that a wood grain look is preferred but not mandatory.
- 40) § 4.5.1 **Pool and Screen Enclosures.** Provides that pool decks and screened enclosures shall be at least 5 from rear lot line or wetland setback line and at least 3 feet from side lot line.

**AMENDMENTS TO INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES**

- 41) **Single Family Homes of West Park Village.** Allows aluminum, either white or black, and white pvc porch railings, but limits the height of such railings to 36 inches.
- 42) **Townhomes of West Park Village.** Revises color palette by allowing use of listed colors in any order as determined by the Board of Directors of Townhomes of West Park Village so long as the Townhomes remain compliant with non-conflicting restrictions in Section 2.1.12 of the Guidelines.
- 43) **Classic Townhomes of West park Village.** Removes letter to owners that is not an actual INSG.

BY ORDER OF THE WESTCHASE COMMUNITY ASSOCIATION, INC.

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Debbie Sainz  
Senior Community Association Manager  
Westchase Community Association, Inc.