



WESTCHASE COMMUNITY ASSOCIATION, INC
NOTICE OF SPECIAL VOTING MEMBERS MEETING

TO ALL WESTCHASE MEMBERS:

NOTICE IS HEREBY GIVEN, that a Voting Members Meeting will be held at the following date, time and location: September 26, 2023 at 6:30 PM at the Swim & Tennis Center located at 10405 Countryway Blvd., Tampa, FL 33626. Members of Westchase Community Association may attend the meeting. The purpose of the meeting will be to consider approving amendments to the Westchase Residential Guidelines for fences and to the Individual Neighborhood Section Guidelines (“INSGs”) for Castleford, Stonebridge Villas and Traditional Townhomes at West Park Village. A brief description of the proposed amendments is included below. Complete drafts of the proposed amendments are located on the Association’s website at 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 or diagrams omitted remain unchanged.

If you would like a complete copy of the proposed amendments delivered to you, please contact the Association’s manager by emailing manager@westchasewca.com. If you have questions regarding the proposed amendments please contact the Association’s manager or your Neighborhood’s Voting Member.

- (1) **Section 2.2.13 of the Guidelines:** The draft amendment would allow metal fences that comply with section 2.2.15.C to extend to the rear Lot line on any Lot that abuts a lake, pond or conservation area notwithstanding any other provision in the Guidelines or INSGs.
- (2) **Section 2.2.13 of the Guidelines:** The draft amendment would provide that only metal fences are permitted on Lots that abut a lake, pond, or conservation area. The Guidelines already provide that only metal fences are permitted on Lake Lots. The amendment is intended to treat Lots that abut lakes, ponds and conservation areas the same.
- (3) **Section 2.2.15 A – E of the Guidelines:** The draft amendment would change “aluminum” to “metal” in order to use consistent terminology. The draft amendment would also distinguish fence materials and fence styles; clarify that INSGs may impose limitations on styles, materials, locations and heights for fences; provide that shadowbox, board on board, and semi-privacy (spaced board) fence styles may be made of wood or vinyl; allow residential or commercial grade aluminum fences; and organize restrictions that pertain to wood fencing into a single subsection.
- (4) **Section 2.2.15 F of the Guidelines:** The draft amendment would add a section to allow pool fences or child barriers around the perimeter of the pool as needed to comply with local ordinances, Florida Statutes and the Florida Building Code. The draft amendment would also limit pool fences or child barriers to black metal or mesh with vertical support posts, consisting of black, white or gray materials. Pool fences or child barriers would need to be at least 4 feet in height and placed between 20 and 36 inches from the water’s edge.
- (5) **Castleford INSGs:** The draft amendment would remove reference to the New Construction Committee and allow all materials and styles of fencing that are permitted in section 2.2.15 of the Guidelines, as amended from time to time, except board on board fences.
- (6) **Stonebridge Villas:** The draft amendment would change “Stonebridge” to correctly reflect the neighborhood name “Stonebridge Villas” and set forth a paint color pallet for the neighborhood.
- (7) **Traditional Townhomes of West Park Village:** The draft amendment would provide that Traditional Townhomes of West Park Village are subject to the INSGs for West Park Village except that gutters, if used at the front of the house, must be ½ round or K-style.

BY ORDER OF THE BOARD OF DIRECTORS FOR WESTCHASE COMMUNITY ASSOCIATION, INC.

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