

PROPOSED AMENDMENTS TO THE STONEBRIDGE VILLAS
INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

*** Deleted language is ~~stricken through~~. New language is marked with a double-underline. Ellipses (. . .) indicate that the language omitted remain unchanged.***

~~DESIGN GUIDELINES~~
~~STONEBRIDGE VILLAS~~

~~SECTION 412~~

~~DESIGN GUIDELINES~~

~~Stonebridge Villas—Section 412~~
~~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 discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake-lot screened enclosures must be either "bird cage" or shed roof with wood trim.
2. Fascia shall be a minimum of 1" x 6".
3. Roofs, Roof Alterations, & Solar Devices
 - a. For the purposes of this INSG, a "Solar Device" is defined as any panel, tube, skylight, or other mechanism designed to absorb the sun's rays as a source of energy for generating electricity or heating.
 - b. No Owner may alter, improve, modify, repair, or replace, the roof on their property, or install any Solar Device, or other device or equipment that touches or in any way affects the roof on their property without the prior written approval of Stonebridge Villas Association, Inc. or a committee to which it has delegated approval authority. This includes, but is not limited to, the installation or alteration of antennas, roofing panels, satellite dishes, kitchen range hood vents, or other ventilation systems of any kind.
 - c. The Owner shall execute a Waiver, Release, and Hold Harmless Agreement ("Agreement") in a form approved by the Stonebridge Villas Association, Inc. before altering, improving, modifying, repairing, or replacing, the roof on their property, or installing any Solar Device, or other device or equipment that touches or in any way affects the roof on their property.
 - d. Owners are responsible for complying with all local, state, and federal laws associated with the installation of Solar Devices on their property.
 - e. Solar Devices are subject to the requirements of the Westchase Residential Guidelines for all solar equipment.
 - f. Owners must submit proof of approval from the Stonebridge Villas Association, Inc. or a committee to which it has delegated approval authority and a copy of the fully executed

Agreement to the WCA Modification Committee along with the Owner's modification application.

g. Roofs, excluding aluminum roofs over screened enclosures, shall be composition or built up composition roof shingles and shall be dimensional fiberglass, fungus resistant (20 year warranty).

4. Siding material other than stucco must be submitted to and approved by the **NCCMC**. Siding material must be the same color as the exterior walls of the house.
5. Stucco Brick is **not** allowed unless it is painted a uniform color and its use is specifically approved in writing by the **NCCMC**.
6. All fences must be built in accordance with AF-412.
7. Upon request for a variance to the guidelines, screened enclosures with bronze frames and charcoal screens may be approved only when all three of the following are satisfied:
 - a. The window frames must be bronze.
 - b. The enclosure is not visible across a lake, pond, or mitigation conservation area.
 - c. The enclosure is located on an interior or a conservation lot.