

**PROPOSED AMENDMENTS TO THE BERKELEY SQUARE  
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.\*\*\*

**BERKELEY SQUARE  
SECTION 111**

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**5. Windows**

A. Window Treatments

Window tinting other than clear hurricane film is not permitted under any circumstances on any window or door. All drapes or blinds must be lined with white or light beige material on the side facing the outside. This includes all windows and sliding glass doors. Items may not be displayed on the exterior of any windowsill or attached to the window itself.

B. Hurricane Shutters and Other Hurricane Protective Devices

Temporary and permanent hurricane protection devices visible from the outside of a home are permitted, provided that they comply with the following requirements:

The following Temporary Protection Devices are permitted:

1. Storm screens
2. Storm panels made of Lexan, steel, aluminum or plywood
3. AstroGuard Hurricane Fabric or similar hurricane fabric
4. HurriGuard Panels similar polycarbonate-style paneling

The following Permanent Shutter styles are permitted:

1. Accordion Shutters
2. Rolling Shutters
3. Bahama Shutters

Temporary storm protection devices as described above may be installed without prior approval. The color of all permanently affixed portions of hurricane shutters shall match the surface color to which they are attached or the color of the house window frame. Permanent shutters may not be left closed during hurricane season or any other time.

Approved shutters and temporary protection devices may not be closed or installed at any time other than when described herein. Approved hurricane shutters and temporary hurricane protection devices may be installed or closed after the National Hurricane Center or the National Weather Service issues a watch or warning for any hurricane or tropical storm. Approved shutters and temporary protection devices must be removed or opened within seventy-two (72) hours after the end of a hurricane or tropical storm watch or warning.

Approval shall not be deemed an endorsement of the effectiveness of hurricane protection device or guaranty of compliance with local, state, or federal laws, codes, regulations and applicable standards. Each owner is responsible for ensuring that such hurricane shutters and other temporary protection devices comply with all applicable laws, codes, regulations, and applicable standards, including local zoning and building code.

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**7. Patios & Sunrooms**

Patios in the rear of the Unit may be screened in, however, the framing must be white aluminum and the screen itself must be charcoal or gray in color. Patios may also be enclosed with a sunroom, provided that the sunroom is a continuous part of the existing home structure and designed to seamlessly blend with the existing architecture of the home and community. The exterior finish of sunrooms, including but not limited to roofing, framing, trim and window styles, must be the same color, material and style as such components on the existing home structure. All patio enclosures permitted herein must comply with Building Setback Requirements specified in Section 4.5.1 of the Westchase Residential Guidelines and with all applicable laws, codes, regulations, and standards, including local zoning and building codes. No other structural changes or styles of enclosure are allowed.

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