

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**VOTING MEMBER BALLOT FOR ANNEXATION OF WESTCHASE STATION**

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The undersigned Voting Member hereby votes on the Motion to Annex Westchase Station and to approve draft INSGs for Westchase Station. A complete draft of the proposed Supplemental Declaration of Covenants, Conditions and Restrictions for Westchase, annexing Westchase Station was provided to all Voting Members and is located on the website at [www.westchasewca.com](http://www.westchasewca.com) under the tab for "Documents". A complete copy of the INSGs for Westchase Station is also located on the website.

This ballot shall be cast at a meeting of the Voting Members to be held at the Westchase Swim & Tennis Center, 10405 Countryway Boulevard, on August 12, 2025 beginning at 6:30 PM. Annexation must be approved by the affirmative vote of Voting Members representing 75% of the votes of the Association. Please cast your vote by marking YES or NO below. INSGs for Westchase Station must be approved by a vote of 2/3 of the Voting Members and of 2/3 of the West Park Village Voting Members.

- 1) Are you in favor of the Motion to Approve Annexation of the property to be known as Westchase Station which is legally described below?  
Yes \_\_\_\_ NO \_\_\_\_

**DESCRIPTION 1:**

A parcel of land lying in the Northeast ¼ of Section 21, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northeast corner of said Section 21, run thence S.01°05'14"W., 334.82 feet along the East boundary of the Northeast 1/4 of said Section 21 to the POINT OF BEGINNING; thence continue long said East boundary, S.01°05'14"W., 125.06 feet to the Northerly boundary of a 100 foot wide Railroad right-of-way line for CSX Transportation, Inc.; thence S.89°14'03"W., 96.14 feet along said Northerly boundary; thence N.00°45'57"W., 125.00 feet to the South boundary of Tate Lane (now Montague Street) as shown on the plat of WESTCHASE SECTION "325A", according to the map or plat thereof as recorded in Plat Book 85, Page 77, Public Records of Hillsborough County, Florida; thence N.89°14'03"E., 100.19 feet along said South boundary to the POINT OF BEGINNING. AND

**DESCRIPTION 2:**

A parcel of land lying in the Northwest ¼ of Section 22, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northwest corner of said Section 22, run thence S.01°05'14"W., 334.82 feet along the West boundary of the Northwest 1/4 of said Section 22 to the POINT OF BEGINNING; thence N.89°14'03"E., 707.37 feet along the South boundary of Tate Lane and Montague Street as shown on the plat of WESTCHASE SECTION "325A", according to the map or plat thereof as recoded in Plat Book 85, Page 77, Public records of Hillsborough County, Florida, to the Southeast corner thereof; thence along the Southerly boundary of Montague Street as shown on the plat of WESTCHASE SECTION "324", according to the map or plat thereof as recorded in Plat Book 87, Page 77, Public Records of Hillsborough County, Florida, the following three (3) courses: 1) continue, N.89°14'03"E., 157.04 feet to the point of curvature; 2) Southeasterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angel of 90°00'00" (chord bearing S.45°45'57"E., 106.07 feet) to a point of tangency; 3) S.00°45'57"E., 50.00 feet to the Northerly boundary of 100 foot wife Railroad right-of-way line o the CSX Transportation, Inc.; thence S.89°14'04"W., 943.46 feet along said Northerly boundary to the West boundary of the Northwest 1/4 of said Section 22; thence N.01°05'14"E., 125.06 feet along said West boundary to the POINT OF BEGINNING.

- 2) Do you approve adopting an INSG for **Westchase Station** to a) specify that synthetic "wood" or aluminum with smooth finish may be used as trim; b) allow aluminum soffits; c) specify the types of shutters that may be used d) specify landscaping requirements for Lots; e) clarify that the elevation of

exterior units will repeat every third building and interior units may mirror or replicate neighboring units; f) specify that first floor elevations need not be 18" above finished grade at the front of the unit; g) specify setback requirements; h) provide that clipped ends are not required on roofs; i) provide that roof eaves shall have a minimum 12" overhang; j) permit cluster mailboxes; k) specify permissible paint colors and schemes; l) provide that public sidewalks shall be a minimum of 5' wide; and m) specify the building materials that shall be used?

Yes \_\_\_\_ NO \_\_\_\_

SUBMITTED BY:

Dated: \_\_\_\_\_, 2025

\_\_\_\_\_  
SIGNATURE OF VOTING MEMBER

\_\_\_\_\_  
PRINT NEIGHBORHOOD

\_\_\_\_\_  
PRINT NAME OF VOTING MEMBER