

## **WESTCHASE STATION**

## **Westchase Station**

Westchase Station is subject to the INSGs for West Park Village except as set forth below. The INSGs herein are intended to be interpreted as exceptions to the Westchase Residential Guidelines and the INSGs for West Park Village where they conflict.

### **1. Trim**

Trim may be Synthetic "wood" or aluminum with smooth finish.

### **2. Soffit**

Aluminum soffits may be used at front, sides and rear of buildings.

### **3. Shutters**

Shutters are encouraged and may be used on the street façade. Shutters may be louvered, paneled, or plank in construction. All shutters on the street facing façade of the building must be the same size and style (louvered, paneled, or plank). Shutters must be sized to cover the window when closed, except that a single shutter shall be used on all windows, even if the window is a double window.

### **4. Landscaping**

Interior lots must have at least one tree from the West Park Village major or minor tree lists, but are not required to have both a major tree and a minor tree. Exterior lots must have at least one tree from the West Park Village major tree list and at least one tree from the West Park Village minor tree list. All lots must have at least two (2) types of approved shrub species from the West Park Village shrub species lists.

### **5. Monotony**

Elevation of exterior units will repeat every third building. For interior units, the exterior elevation may mirror or replicate the neighboring unit.

### **6. Elevation**

First floor elevations need not be 18" above finished grade at the front of the unit.

### **7. Setbacks**

The minimum front set back requirement is five feet (5'), except for unit 38 which shall have a front set back of zero feet (0'). The minimum side setback is eight feet (8') for exterior (corner lots) and a minimum of zero feet (0') feet for interior lots. Attached garages shall be considered part of the main structure for purposes of applying setback requirements. The minimum rear setback is ten feet (10').

### **8. Roof Geometry**

Clipped ends are not required on roofs.

### **9. Roof Eaves**

Roof eaves shall have a minimum twelve-inch (12") overhang.

### **10. Mailbox**

Westchase Station shall have cluster mailboxes as approved by the Postmaster General.

### **11. Paint**

Paint colors may, but are not required to, change where exterior materials change. Buildings may be painted in one of the following seven color schemes:

<b>Building Color Scheme</b>	<b>Stucco</b>	<b>Siding</b>	<b>Accent</b>	<b>Exterior Trim</b>
1. Mist	SW 7064 Passive	SW 7066 Gray Matters	SW 9166 Drift of Mist	SW 9166 Drift of Mist
2. Dover White	SW 7004 Snowbound	SW7004 Snowbound	SW 7064 Passive	SW 71005 Pure White
3. Georgian Gray	SW 7066 Gray Matters	SW 7064 Passive	SW 9152 Let it Rain	SW 71005 Pure White
4. Irish Thistle	SW 6191 Contented	SW 6190 Filmy Green	SW 9130 Evergreen Fog	SW 71005 Pure White
5. Passive	SW 7064 Passive	SW7004 Snowbound	SW 7064 Passive	SW 71005 Pure White
6. Silver Mist	SW 7030 Anew Gray	SW9165 Gossamer Veil	SW 7067 Cityscape	SW 71005 Pure White
7. Sleepy Hollow	SW 9138 Stardew	SW 9136 Lullaby	SW 9140 Bluster Sky	SW 71005 Pure White

Continued:

<b>Building Color Scheme</b>	<b>Front Door &amp; Shutters</b>	<b>Garage Door</b>	<b>Roof</b>
1. Mist	SW 9174 Moth Wing	SW 7044 Amazing Gray	CT – Weathered Wood
2. Dover White	SW 7075 Web Gray	SW 71005 Pure White	Charcoal
3. Georgian Gray	SW 9179 In the Navy	SW 71005 Pure White	Charcoal
4. Irish Thistle	SW Olympic Range	SW 71005 Pure White	Heather Blend
5. Passive	SW 7075 Web Gray	SW 71005 Pure White	Charcoal
6. Silver Mist	SW 6258 Tricorn Black	SW 71005 Pure White	Charcoal
7. Sleepy Hollow	SW 9163 Tin Lizzie	SW 71005 Pure White	Charcoal

## 12. Sidewalk

Public sidewalks shall be a minimum of five feet (5') wide.

## 13. Building Materials

All siding shall be Hardie Board, and may include shake, as well as vertical (farmhouse) and horizontal planks or siding panels. All siding may be smooth or wood grain textured.