

**WESTCHASE**  
**RESIDENTIAL MASTER GUIDELINES**

**&**

**INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES**

**Master Guidelines: Adopted: June 12, 1995.**

**Revised: June 4, 1998;** July 18, 2000; January 1, 2009; August 10, 2010;  
June 10, 2014; November 15, 2016; August 14, 2018; February 12, 2019;  
March 12, 2019; January 14, 2020; February 12, 2020; June 14, 2022;  
January 10, 2023; September 26, 2023; January 9, 2024

**Date: June 12, 1995**

**(Revised: June 4, 1998)**

**(Revised: July 18, 2000)**

**(Revised: January 1, 2009)**

**(Revised: August 10, 2010)**

**(Revised: January 10, 2012)**

**(Revised August 20, 2013)**

**(Revised June 10, 2014)**

**(Revised November 15, 2016)**

**(Revised August 14, 2018)**

**(Revised February 12, 2019)**

**(Revised March 12, 2019)**

**(Revised January 14, 2020)**

**(Revised February 12, 2020)4.8**

**(Revised June 14, 2022)**

**(Revised January 10, 2023)**

**(Revised September 26, 2023)**

**(Revised January 9, 2024)**

**INSGs: ~~(Revised: INSGs May 8, 2012; Sept 11, 2012; October 9, 2012; Feb 12, 2013; March 19, 2013; June 11, 2013, August 20, 2013; April 4, 2014; April 8, 2014; Sept 9, 2014; November 11, 2014; May 12, 2015; August 11, 2015; January 12, 2016; Mar 8, 2016; May 10, 2016; January 10, 2016; July 12, 2017; October 10, 2017; February 14, 2018; May 8, 2018; July 10, 2018; November 11, 2018; November 2018; December 11, 2018; September 10, 2019; February 12, 2020; December 8, 2020; March 9, 2021; April 13, 2021; May 11, 2021; December 14, 2021; June 14, 2022; January 10, 2023; February 3, 2023; September 26, 2023; January 9, 2024)~~**

- **DRC Comment:** General Clarify whether master or INSG controls Recommend Verify master always controls - Becker to add language in master (and later to any INSG where needed).
- **Attorney response:** Because WCA has, over time, approved INSGs that are less restrictive than guidelines approved to cover all neighborhoods and approved INSGs that allow different materials, colors or modifications, we recommend that that INSGs be treated as permitted exceptions. See proposed language below.
- **DRC Comment:** Revise to state... Herein after referred to as “Master Guidelines”.... and change throughout documents
- **Attorney response:** The term “Westchase Residential Guidelines” or “Guidelines” was previously used to refer to both INSGs and guidelines approved to apply to all neighborhoods. Further, the INSGs are currently a part of this document and are attached as an appendix. The DRC requested separate terminology and separate documents in order to distinguish Master Guidelines from INSGs. However, we cannot simply add “Master” before each reference to “Guidelines” because that method would exclude INSGs from various provisions that were intended to apply to both “Master Guidelines” and INSGs. Consequently, we have reviewed all references to “Guidelines” in this document and in the CCRs and Bylaws and revised to reference both “Master Guidelines and INSGs” where appropriate.
- **Attorney comment:** Counsel has proposed changes to simplify numbering and structure of these Master Guidelines.

## 1. Introduction

### 1.1 Statement of Purpose

These ~~Westchase Residential Guidelines, hereinafter referred to as~~ Master Guidelines are promulgated by the Voting Members of the Westchase Community Association (WCA) and are supplemental to the Westchase Community Association Declaration of Covenants, Conditions and Restrictions (CCR). Included herein are minimal standards for development, construction, improvements or modifications. These Master Guidelines are intended to be a living document which will be modified as needed ~~to add, clarify or change Guidelines~~ for the betterment of Westchase.

### 1.2 Distinction between Master Guidelines and INSGs

The Master Guidelines are approved to cover all Units within Westchase, unless a guideline that is limited to the applicable Neighborhood or Section imposes a different requirement. Guidelines that do not apply to all Units within Westchase shall be referred to as “Individual Neighborhood Section Guidelines” or “INSGs”. An INSG may be limited by its terms to a specific Neighborhood or Section or to Neighborhoods within West Park Village. See CCR, Article XII, Section 35. If an INSG conflicts with a provision of the Master Guidelines, the INSG shall be interpreted as an exception and shall prevail over the conflicting provision in these Master Guidelines.

### 1.3 Non-Compliance

Non-compliance with these Master Guidelines or with the INSGs will be used as the basis for disapproval of modification or construction plans, and may result in enforcement proceedings including, but not limited to, suspension of use rights, an injunction, ~~or~~ the imposition of a fine, or all of the foregoing both. The approval by the WCA Modification Committee (MC) is in addition to and does not relieve the Owner of the responsibility of complying with the rules, regulations, or restrictions of any governmental agency and any sub association. In the event a proposed structure or improvement, or any other proposed modification,

addition, or alteration, is not specifically addressed or permitted in the CCR, ~~or these~~ Master Guidelines, or the applicable INSGs, then such proposed structure, improvement, modification, addition, or alteration shall be deemed prohibited ~~by the CCR and these Guidelines~~ and shall not be made, erected, constructed, or installed on any Unit.

~~Guidelines may be approved to cover all Units within Westchase, or a Guideline may be limited by its terms to less than all Units within Westchase. A Guideline which does not apply to all Units within Westchase shall be referred to as "Individual Neighborhood Section Guidelines" or "INSGs". A Guideline may also be limited by its terms to a Neighborhood within West Park Village. See CCR, Article XII, Section 35.~~

#### **1.4 Grandfathering**

~~This paragraph is to clarify the intent of these Guidelines.~~ Existing alterations, additions, or improvements to the exterior of structures and/or lots in Westchase which were properly approved by the MC, installed in compliance with the ~~individual section CCR,~~ Master Guidelines and INSGs in place at the time, or installed by the Developer will be permitted to remain in place provided they are maintained in compliance with CCR, Article IV Section 2.

If seventy-five percent (75%) or more of any alteration, addition, or improvement to the exterior of a structure and/or lot is to be replaced, the entire structure, or the entire alteration, addition or improvement must meet current Guidelines. However, fences will require replacement of the entire fence with a complete fence when fifty percent (50%) or more of an entire fence requires replacement. As used herein, percentage shall be based upon the cost of repair or replacement ~~of~~ or the size, whichever is found to exist. If less than seventy-five percent (75%) of the alteration, addition, or improvement to the exterior of a structure and/or lot needs to be replaced, ~~owner~~ the Owner shall replace with like kind or bring the alteration, addition, or improvement to the exterior of a structure and/or lot into compliance with the then current Guidelines.

## **2. Definitions**

### **1.2 Definitions**

#### **1.2.1 Builder**

Builder refers to an entity that builds homes, is a licensed contractor or owner who acts as contractor in the construction of any structure.

#### **1.2.2 Community Development District or CDD**

Shall mean and refer to a local unit of special-purpose government that has been or may be created in accordance with Chapter 190 of the Florida Statutes to provide certain community services to the area in which the Properties (as that term is defined in the CCR) are located.

#### **1.2.3 Composite Board**

Any non-solid wood structure building product, wood fiber or wood strapping board which is a product or by-product of wood, including any product consistent with Masonite™, oriented strand board (OSB), Texture T-111, or any wood composite board which may resemble wood's appearance which is not solid wood deck or wood sheeting.

#### **1.2.4 Grandfathering**

Original construction and/or a modification which was approved by WCA that is no longer a legal modification.

#### **1-2.5 Leadwalk**

The path from the driveway or sidewalk to the front entry of a Unit or other structure.

#### **1-2.6 New Construction Committee or NCC**

Shall mean and refer to the New Construction Committee, which was established prior to transition of the WCA to homeowner control but which no longer exists. Any reference to the NCC in the CCR, these Guidelines, or any other governing document of the WCA shall be deemed to be a reference to the MC, and ~~any and all~~ authority, powers, or rights granted to the NCC have been transferred to, and may be exercised by, the MC.

#### **1-2.7 Other Definitions**

All definitions pertaining to the maintenance, modification and/or the construction approval process within Westchase are to be found within the CCR.

#### **1-2.8 Public View Screening**

All screening from public view shall require a hedge and/or vegetation screening which at the time of in ground planting is a minimum height of five feet (5') if the yard is not otherwise fenced. Public view is defined based on visibility from any road, right of way, or public area unless altered in an INSG.

#### **1-2.9 Rear Yard Setback**

All accessory structures will be located a minimum of ten feet (10') from any rear lot line or five feet (5') from any side lot line. Decks are governed by setback requirements in Section ~~2-1-2-19~~. Patios are governed by the setback requirement set forth in Section ~~2-1-15~~16. Play structures are governed by the setback requirement set forth in section ~~2-1-16-22~~. Pools and screen enclosures are governed by the setback requirement set forth in Section ~~4-5-1~~17.

#### **1-2.10 Variances**

A modification which is approved by the Variance Committee (VC), although it does not conform to current ~~guidelines~~ Master Guidelines, INSGs, or CCR.

#### **1-2.11 Wood Composite**

Any wood or recycled wood product which is not one-hundred percent (100%) wood but which contains at least fifty percent (50%) wood or recycled wood product. This product shall be used in accessory structures only.

#### **1-2.12 Yard**

1. **Front Yard:** The front yard includes that portion of the yard between the edge of the sidewalk, or the edge of the street pavement if there is no sidewalk, to the front foundation of the Unit exclusive of the garage, unless otherwise specified in ~~Individual Neighborhood Section Guidelines (INSG)~~.

The “front foundation” means that portion of the foundation fronting the street, regardless of the location of the front door. The area between the edge of the street pavement and the edge of the sidewalk (including the sidewalk), if any, in the front yard may be subject to an easement in favor of or owned by Hillsborough County or the CDD, but it is the Owner’s responsibility to maintain said area in the same condition as the Owner is required to maintain the Unit and other portions of the Owner’s property. The area between the edge of the street pavement and the edge of the sidewalk (including the sidewalk) shall not be included with respect to the 50% grass requirement set forth in Section ~~2.2.13~~7.

2. **Corner Yard:** In the case of a corner lot, which is a lot with two or more adjacent streets, the front yard is defined in accordance with the above, except that the front foundation shall be determined by the location of the front door, and the corner yard shall mean that portion of the yard other than the front yard between the edge of the sidewalk, or the edge of the street pavement if there is no sidewalk, to the side foundation(s) of the Unit exclusive of the garage, unless otherwise specified in INSG. The area between the edge of the street pavement and the edge of the sidewalk (including the sidewalk), if any, in the corner yard may be subject to an easement in favor of or owned by Hillsborough County or the CDD, but it is the Owner’s responsibility to maintain said area in the same condition as the Owner is required to maintain the Unit and other portions of the Owner’s property.
3. **Side Yard (Excluding Corner Yard Lots):** The side yard includes that portion of the yard beyond the front foundation of the Unit to the rear corner of the home’s foundation, unless otherwise specified in an INSG.
4. **Rear Yard:** Any portion of a Unit’s yard that is not the front yard, side yard or corner yard, unless otherwise specified in INSG.

### **1.2.13 Definitions of Acronyms**

1. CCR: Any reference to Covenants, Conditions & Restrictions is hereinafter referred to as “CCR”.
  - ~~Guidelines: Any reference to Westchase Community Residential Guidelines is hereinafter referred to as “Guidelines”.~~
2. INSG: Any reference to Individual Neighborhood Section Guidelines is hereinafter referred to as “INSG”.
3. MC: Any reference to Modification Committee is hereinafter referred to as “MC”.
4. WCA: Any reference to Westchase Community Association, Inc. is hereinafter referred to as “WCA”.
  - **DRC Comment: CH GL. 1.2.13 Guidelines is not an acronym - Remove bullet**

### **3. ~~1.3~~ General Homeowner Guidelines MC Approval Not Required**

The MC has granted a blanket approval for the following modifications consistent with CCR Article XI. No application need be submitted to the WCA for any of the following modifications. Any modification made in violation of this section 1.3 shall be treated the same as any other violation.

#### **1.3.1 3.1 Birdbaths**

Birdbaths are permitted and subject to the following specifications:

5. One (1) birdbath per Unit.

6. Birdbath shall not exceed three feet (3') in height and 2 feet (2') in width.
7. Birdbath may be placed in the rear yard, out of public view, or in a front yard landscape bed.

### **~~1.3.2~~ 3.2 Bird Feeders**

Birdfeeders and any other feeding of wild birds are permitted in the rear yard only and must be out of public view. No birdfeeders or feeding of wild birds shall create a nuisance for neighboring Units.

### **~~1.3.3~~ 3.3 Decorative Address Plaques**

One (1) decorative address plaque at the front entryway of the house is permitted. The plaque size shall not exceed ten inches by twenty four inches (10" x 24"). Plaques shall be mounted on the wall of the home or on a stake in the ground. House numbers may also be affixed to the home.

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### 1.3.4 3.4 Freestanding Flags and Banners

1. Official Flags: are permitted in accordance with Section 720.304, Florida Statutes. Any homeowner may display ~~on~~ in a respectful manner up to two (2) of the following e-portable, removable flags ~~official United States flag or official flag of the State of Florida in a respectful manner, and one~~ portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet:
  - a. The United States flag.
  - b. The official flag of the State of Florida.
  - c. A flag that, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard.
  - d. , or a POW-MIA flag.
  - e. A first responder flag.
  - **GPI - add that "display of U.S. flags must be in accordance with F.S. 720.304"**
  - **Attorney Response:** We added language this to ensure that the statutory provisions apply to all flags, not just US flags. We also added flags that are now permitted by statute.
2. Freestanding Flagpoles: Any Owner may erect one (1) freestanding flagpole in accordance with F.S. Section 720.304, Florida Statutes. Plans must be submitted to the ~~Modifications Committee~~ MC for approval before installation and must comply with all location criteria in these Master Guidelines.
3. Attached Flagpoles: Any Owner may attach up to two flagpoles to the structure of the house. Attached flagpoles may be metal or wood and must not exceed six feet in length. **See Figure 1.**
4. Decorative Flags and Banners: The following Master Guidelines apply to flags and banners other than Official Flags identified in point 1 above.
  - a. Permitted decorative flags or banners shall only include holiday flags, seasonal flags, flags adopted or authorized by a high school or school of higher education and flags adopted or authorized by professional sports teams.
  - b. One (1) decorative flag or banner may be displayed per Unit on an attached flagpole as specified in point 3 above.
  - c. A decorative flag or banner must not exceed five feet by three feet (5'x 3') in size.
  - d. One decorative garden flag or decorative garden banner not exceeding 12 inches by 18 inches on a garden metal pole inserted into the ground shall be allowed.
5. All flags and banners must be maintained in good condition with no fading or tears.



Acceptable Flag Mount (FIGURE 1)

### 1.3.5 3.5 Front Door Wreaths

Wreaths are permitted on the front door of any Unit. Artificial vegetation is permitted on front door wreaths only.

### **1.3.6 3.6 Front Porch, Patio and Outside Furniture**

1. All furniture on any front porch or front patio must be manufactured and designed for outdoor use.
2. No PVC outdoor furniture allowed in public view.
3. A total of two (2) benches per Unit are allowed.
4. Bench swings are permitted only on front patio and/or porch of a Unit or in rear yards.
5. Hammocks are allowed in rear yards only.

### **1.3.7 Holiday Decorations**

Seasonal holiday decorations, including decorative lights and flags, may only be displayed from October 1 to January 15 of the next year. Other holiday decorations including decorative lights and flags, may be displayed seven (7) days before and must be removed seven (7) days after the specific holiday. Notwithstanding anything above, no holiday decorations shall exceed 15 days unless they fall within the dates for seasonal decorations set forth in the first sentence of this provision.

### **1.3.8 Kick plates**

Front door kick plates shall match the existing door hardware.

### **1.3.9 Mail Box**

Replacement of any mailbox must follow the standard specified by the applicable INSG~~the original installed standard, unless otherwise specified by INSG.~~ **Appendix A-5.**

- **DRC Comment:** CH GL. 1.3.9 Mail Box. Should be defined per each INSG (these have already gone through the INSG approval process) ; remove Appendix A-5 from Master Guidelines and read: "Replacement of any mailbox must follow the standard specified by INSG."
- **Attorney Comment:** The INSGs were removed from this draft solely to shorten this document for ease of review. We do not intend to make substantive changes to Mailbox specifications. Rather, they are being relocated to applicable INSGs per the request of the DRC.

### **1.3.10 Planters and Potted Vegetation**

1. No more than 6 (six) p~~Potted plants are permitted in the front of any unit, including, but not limited to, the driveway, walkway, landscape bed, porch, patio, etc. shall be limited to no more than 4 (four) on any front patio, patio walls/columns or porch.~~
2. No plant shall be kept in original nursery containers.
3. ~~Planters and/or pots shall be permitted in landscape beds as long as such planters and/or pots are used for storage of plants or other vegetation and not for yard decoration. Planters and/or pots shall be limited to no more than 2 (two) in any landscape bed. Up to three (3) planters and/or pots containing plants or other vegetation may be kept on any driveway or on any walkway. Planters and/or pots shall not be used to substitute for landscaping in beds that require two rows of plantings or for screening of mechanical equipment.~~



(Note: CCR, Article XII, Section 21 prohibits any artificial vegetation on the exterior portion of any Unit).

- DRC Comment: Revise and simplify to allow "no more than 6 pots in the front of any unit, including driveway, walkway, landscape bed, porch, patio, etc."

#### **1.3.11 Sports Equipment**

Sports equipment shall include, but not be limited to, basketball hoops, backboards, bicycle ramps, soccer or hockey nets, and any other item used in conjunction with sports, recreation, exercise or fitness activities. Sports equipment is not permitted on any public street or sidewalk. Sports equipment must be stored out of view from any road or right-of-way between sundown and sunrise except for Friday or Saturday night. Master Guidelines for trampolines are found in Section 2.1.2122.

#### **1.3.12 Signs**

All signage must comply with CCR, Article XII, Section 1.

#### **1.3.13 Wall Art**

Wall art is permitted subject to the following specifications:

1. Wall Art is limited to installation within ten feet (10") of any front door.
2. Wall Art must not exceed thirty-six inches in height, thirty-six inches in width or ten inches in depth (36" height / 36" width / 10" depth).
3. Any electrical power cord shall be hidden from public view.
4. Wall art shall not be obscene, offensive, political, or be used as advertisement or signage.

#### **1.3.14 Wind Chimes and Hanging Ornaments**

Wind chimes and hanging ornaments may only be displayed in the rear yard only and out of public view. Wind chimes shall not disturb the peace and quiet of any neighbor.

#### **1.3.15 Yard Ornaments**

One yard ornament no more than twelve (12) inches in height may be placed in a front yard landscape bed. All other yYard ornaments are only permitted in rear yard out of public view. ~~One ornament no more than twelve (12) inches in height may be placed in a front yard landscape bed~~

- DRC Comment: CH GL. 1.3.15 Change Text to say: One yard ornament no more than twelve (12) inches in height may be placed in a front yard landscape bed. All other yard ornaments are only permitted in rear yard out of public view.

### **1.4 4. Modification Committee Review Procedures**

The proposed design for any exterior modification, or improvement, accessory structure, or addition to an existing home, completed lot or structure on a lot shall be reviewed and approved in writing by the MC prior to commencement. Accessory structures are free-standing structures that are not an integral part of the house. Modifications are any changes, other than an addition, to an existing Unit. Additions are anything added to a Unit.

The applicant must submit the design, site plan and/or description of the improvement which clearly indicates the location, dimensions, configuration or design, materials, colors and any required screening of the improvement. All applications for modifications and supporting documents and materials must be submitted on or before the Friday prior to the ~~Modifications Committee~~ MC meeting date to be considered at the next ~~Modifications Committee~~ MC meeting.

All exterior modifications or improvements including, but not limited to exterior painting or repainting in the same color, significant landscape additions including tree removal or new planting, and items placed on a Unit which are visible from public view or any other lots are subject to the CCR, these Master Guidelines and the INSGs.

Prior to installing such features, owners are encouraged to review these Master Guidelines, the INSGs, the CCR and any Unit-restrictions imposed by an applicable Neighborhood Association. The WCA Property Manager is available to assist Owners in procedures or to answer questions regarding the application and approval process.

Upon receipt of an application for approval of a Modification, the Property Manager will forward the application to the ~~Modifications Committee~~ MC for consideration at its next meeting. All meetings are noticed and any WCA Owner is permitted to attend. The specific date and time of the ~~Modifications Committee~~ MC meetings are published on the WCA website.

The ~~Modifications Committee~~ MC will review all applications and any additional information that it may request within forty-five (45) days after submission. The ~~Modifications Committee~~ MC will either approve or deny the application and provide any comments regarding the application to the Property Manager. In the event that the ~~Modifications Committee~~ MC fails to approve or disapprove such application complete with all supporting and required documentation or request additional information reasonably required within forty-five (45) days of receipt, the application shall be deemed denied.

If any changes in a project are necessary after original approval by the ~~Modifications Committee~~ MC, the Owner must immediately contact the office before proceeding with any of the changes. If necessary, the Owner should cease all activity and submit an amended application to the ~~Modifications Committee~~ MC for approval.

## **2. HOMEOWNER STRUCTURE GUIDELINES**

### **2.1 Approval Process**

~~Accessory structures are free-standing structures that are not an integral part of the house. Modifications are any changes, other than an addition, to an existing Unit. Additions are anything added to a Unit. All accessory structures, modifications or additions, including but not limited to those listed below, are to be submitted for approval to the Modification Committee (MC):~~

#### **2.1.1 4. Awnings**

Awnings which are original to a Unit are allowed to be replaced or updated with like kind structure and/or style when necessary. Original and/or grandfathered awnings will be accepted as originally approved. No new fixed awnings of any type are permitted on any Unit. New retractable awnings are permitted over patios or pool decks in the rear or on the side of the Unit. The awning frame is to be securely mounted to the house. Awnings may not extend more than 12 feet from the house when fully extended. Awning frames and fabric must be maintained in good condition with no tears, fading or sagging. Metal awnings are not allowed. All canopy colors must be ~~solid natural soft muted colors or~~ neutral, muted color shades of beige, brown, taupe, tan, gray or white. (Note: CCR Article XII, Section 32, restricts any new awnings)

#### **2.1.2 —Decks**

**DRC – modified and relocated the section addressing Decks. See below**

~~Decks are permitted and subject to the following specifications:~~

- ~~1. Any deck shall be placed in the Rear Yard only of the Unit. Only natural wood and Wood Composite decking are permitted in the construction of decks and deck railings.~~
- ~~2. Approved deck and railing materials include: pressure treated wood, marine grade pressure treated wood, Wood Composite, redwood or cypress wood. (All material such as plastic, PVC or fiberglass shall not be approved).~~
- ~~3. No part of the deck or any improvement upon the deck structure shall be higher than eleven feet (11') from the top of the Unit slab.~~
- ~~4. Approved deck hardware will be galvanized, stainless steel or ceramic coated.~~
- ~~5. Any portion of any deck may include a thatched palm frond style roof.~~
- ~~6. Any retaining walls for decks shall be concrete, natural stone, stone product or acceptable wood product pursuant to this section.~~
- ~~7. Deck structures must be located a minimum of five feet (5') from any rear lot line — and — three feet (3') from any side lot line.~~

#### **2.1.3 5. Driveways, Sidewalks and Walkways**

Driveways, sidewalks, walkways, and entry areas must maintain a clean appearance.

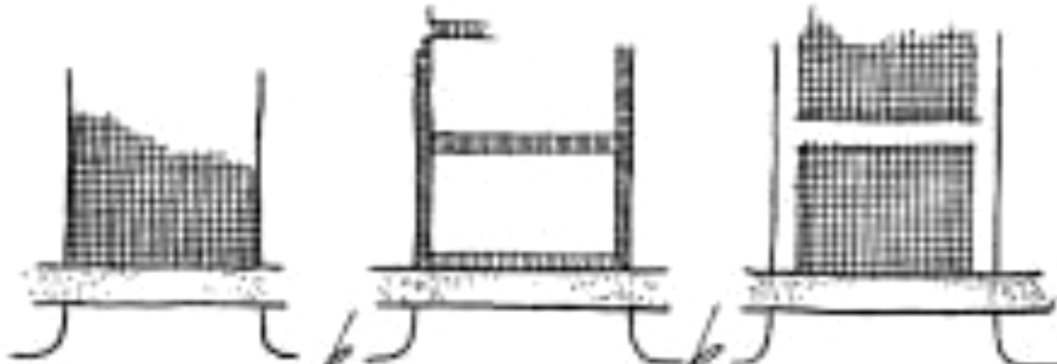
Sidewalks shall be concrete. Front walkways and entry areas shall be concrete, pavers, natural stone or cobblestone. Concrete walkways and concrete entry areas may be stamped to give the appearance of pavers or any symmetrical pattern. Pavers may be placed over the sidewalk section of any driveway only if prior written approval is granted from Hillsborough County or the CDD and a copy of said approval is submitted with the Modification application

Driveways must be constructed of poured-in-place concrete, natural stone, cobblestone, pavers or a combination of these materials. Newly poured concrete driveways may be stamped to give the appearance of pavers or any symmetrical pattern. Natural concrete color must be used; no added stain or color is allowed unless otherwise specified in INSG. **See Figure 2. Driveways may not be expanded beyond the width of the original garage footprint.**

Side yard walkways from driveway to side entry doors along the perimeter of the home must consist of porous material to allow drainage. Porous material may include gravel, pebble or stepping stones and may not consist of more than 50% pavers. ~~All side yard improvements must be approved by the Modifications Committee.~~ Existing concrete or paver walkways from driveway to side yard installed during original construction shall be grandfathered. Builder-installed concrete driveways and side yard walkways may be replaced with pavers.

**Attorney Comment:** Counsel recommends deleting “All side yard improvements must be approved by the Modifications Committee.” Yard improvements already require MC approval. There is no need to specify that **side yard** improvements require MC approval. The addition of language requiring MC approval for side yard modifications suggests MC approval for modifications to other areas of the yard may not be required.

All paver colors and cobblestones must be ~~natural, soft muted earth tones and neutral shades consisting~~ muted colors of beige, brown, taupe, tan, or gray. Any pavers added to a lot must match existing pavers. No asphalt, shell, mulch or stone driveway, sidewalk, or front walkway is permitted. Except for a clear sealant in a light sheen, medium sheen or comparable finish, painting, sealing or staining of any existing driveway, sidewalk, or front walkway is not permitted.



Interlocking Pavers or Stamped Concrete      Border with Concrete      Concrete with Pavers

## Driveway Materials and Design Samples (FIGURE 2 )

### 2.1.4 6. Fountains

Fountains are permitted and subject to the following specifications:

1. One (1) fountain per Unit.
2. Fountain may only be placed in the front or rear yard of any Unit.
3. Fountain must not exceed four feet (4') in height and width.
4. Fountain shall not be obscene, offensive, political, or be used as advertisement or signage.
5. Fountain shall be in working order.
6. Lighting for any fountain must conform to CCR, Article XII, Section 20.

*(Note: Sculptures are not permitted per CCR, Article XII, Section 21).*

### 2.1.5 7. Garage Doors

Only traditional or classic raised or flat panel style wood, metal and aluminum garage doors are allowed. Carriage style and barn style garage doors are not permitted. Outside garage door access keypads are allowed. Garage doors must match the body or trim of the Unit's exterior color. Carriage style and barn style garage doors are not permitted. Metal and Aluminum garage doors shall be raised or flat panel style and may have the texture of wood grain, unless otherwise specified in INSG. A row of windows in the garage door is allowed. One vent not to exceed the size of a standard raised panel is allowed.

In lieu of garage door paint matching the body or trim color of the homes exterior, owners may use a 3-part professionally painted coating system that would achieve a natural wood grain/texture with wood tone color finish. (A comparable factory applied finish for a metal or aluminum garage door is acceptable.) This painting system involves:

1. Base Coat – will be the main color of the garage door. Base Coat must be UV protectant, matte finish, in one of the following Sherwin Williams options: 1) French Roast, 2) Pennywise, 3) Gold Crest, 4) Terra Brun, 5) Sturdy Brown, or 6) Rayo De Sol. Any paint manufacturer may be used so long as color is matched to the approved Sherwin Williams paint color.
2. Grain Coat – will be the grain of the wood and must be painted Sherwin Williams Woodsy Brown.
3. Clear Coat – will be the protective clear coat that shall not exceed a semi-gloss finish.



BASE COAT: FRENCH ROAST  
GRAIN COAT: WOODSY BROWN



BASE COAT: PENNYWISE  
GRAIN COAT: WOODSY BROWN



BASE COAT: GOLD CREST  
GRAIN COAT: WOODSY BROWN



BASE COAT: TERRA BRUN  
GRAIN COAT: WOODSY BROWN



BASE COAT: STURDY BROWN  
GRAIN COAT: WOODY BROWN



BASE COAT: RAYO DE SOL  
GRAIN COAT: WOODY BROWN

\*Note: some very small details are done in black to give the wood its natural look (darker doors only)

Residents may use the same 3-part professionally painted coating system on the front entry door to match the garage door.

Natural wood garage doors must be painted the same color as the body or trim color of the home, painted using the 3-part painting system described above, or stained to a shade to look the same as one of the base coat colors set forth in the 3 part-painting system described above. Wood garage doors may be flat panel or, raised panel in style.

New or replacement garage doors must meet both any applicable requirements for hurricane protection in the Hillsborough County Code of Ordinances and the Florida Building Code. Hurricane Codes.

Garage doors must be kept closed when not in use.

- **DRC Comment:** CH GL. 2.1.5 Near the bottom of the section: Garage doors must meet both local and state hurricane codes requirements. This should read "Replacement garage doors" must meet...
- **Attorney Comment** – Committee asked that we add similar language to 4.8. We do not recommend addressing garage doors in 2 different places so 4.8 has been deleted and consolidated with this section. "Hurricane Codes" is not clear. We replaced as noted above, but better option would be to specify exactly what is required.

## **2.1.6 8. Gazebo**

1. Gazebo color shall match the body/trim or be white, wood stained or natural wood color.
2. Gazebo shall not be taller than the home to which it is appurtenant.
3. Gazebo shall be placed in the Rear Yard of the Unit only.
4. Gazebo roof may be made of any standard roofing product including frond thatched style roofing.
5. Gazebo situated on corner lots must comply with the Public View Screening guideline must comply with rear yard setback requirements set forth in these Master Guidelines.
  - **DRC COMMENT** Add "Gazebo must comply with rear yard setback requirements set forth in these guidelines"
    - Remove #5

## **2.1.7 2. Doors**

All doors must be of a conventional design compatible with the dwelling style and architecture. Doors must be single entry or double entry. Doors may but are not required to have sidelights. Hinged doors must be of wood, steel, fiberglass, vinyl, composite, aluminum or other weatherproof material. Sliding glass doors may be used for rear or side doors. Entry doors, stain, paint, and design elements must be kept in good condition.

### **Design elements**

Front doors may have raised or inset panels, overlays of the same material and color as the door, door knockers and kick plates. (See 4.3.8) Single entry side or rear doors may be flat or have raised or inset panels. Double entry side or rear doors can be hinged or sliding glass. Other than the above design elements, no other design elements are allowed. Excluded design elements, include, but are not limited to, dutch doors, rounded hacienda style doors, large decorative rivets, medieval style fittings, and ornamental metal reinforcements.

### **Color**

Wood entry doors may have a wood stain or paint applied using the WCA color palette (Appendix A-65). Residents may use the same 3-part professionally painted coating system described in Section 2.1.5 7 above on the front entry door to match the garage door.

### **Glass**

Glass, stained glass and/or colored glass are permitted subject to the following specifications:

1. Clear, beveled, frosted, etched, colored or stained glass is permitted in front door, transom and side light windows only. Glass block is permitted in side lights.
2. Only geometric and/or amorphous shapes and/or designs will be permitted.
3. Flags, logos and nature, sports, social, political, commercial or religious themes and/or lettering are prohibited.
4. Colors and style of the glass door must remain consistent with the exterior colors of the Unit. Color samples of the Unit's current paint and trim must be submitted with all glass modification applications.
5. Leading on front entry doors, if used, shall be black, pewter, bronze, gold or silver color.
6. Decorative decals are not permitted on any front or side entry door.

### **Hurricane Protection**

Hurricane protection is allowed for all doors. See Section 2.1.8 Windows for details for hurricane protection.



## 2.1.8 10. Windows

Windows must remain the size and shape as originally constructed unless an exception is obtained. Exceptions must be architecturally compatible with the original construction and approved by the ~~Modifications Committee-MC~~. Windows may be vertical side sliding, double hung, single hung, or fixed pane construction with or without mullions. Glass block may be used in lieu of a window in bathrooms, kitchens and stairwells only.

### Shape and Design

Windows may be rectangular, square, round, and may have Palladian or eyebrow arches above all or part of the window. Bay windows may be placed on any side of the Unit. Greenhouse windows may be applied only to the rear of the Unit.

### Frames

Window frames must be metal, vinyl, composite or pest and weather resistant wood construction. Window frames must be white, bronze, black or painted the exterior body or trim color of the house.

### Glass

Other than the front door entry area, windows shall be clear glass only. However, bathrooms may have frosted glass or glass block. Non-reflective window tint is allowed ~~subject to the limitations on window film in the Hurricane Protection section below.~~

- **DRC Comments:**
  - Eric - Add that bathrooms may also have glass block (under Glass)
  - GPI - remove requirement for window tint to be of hurricane protective style (under Glass)
  - Owner - Allow vertical side sliding windows (1st paragraph)

### Hurricane Protection

Hurricane Protection will consist of the following: window film architecturally designed to function as hurricane protection, roll down shutters, laminated glass, hurricane glass, tracks for the purpose of fastening removable corrugated panels, fabric shields and/or any mounted fastener which acts to hold any type of hurricane protection device.

1. Tracks and covers for removable corrugated panels shall match the window frames or Unit color, if available, and if not, shall be white in color. Corrugated panels must be made of steel, aluminum or Lexan™.
2. Window film architecturally designed for hurricane protection may be lightly tinted with neutral, muted color shades of beige, brown, taupe, tan, gray or white ~~neutral color~~ only, not reflective, with thirty-five percent (35%) visible light or higher transmitted on the front of the home and twenty percent (20%) or higher visible light transmitted on the side or rear of the home.
3. Hurricane protection may only be used for severe weather as indicated by a governmental entity.
4. Hurricane shutters are not to be used for security purposes.



5. Plywood may only be used as emergency or temporary storm protection with or without permanently installed fasteners. Plywood shall be removed at the first opportunity for safe removal.
6. Fabric screen mounting systems shall match the window frames or Unit color, if available, and if not, shall be white in color and held in place with grommets that are metal, plastic, rubber or otherwise recommended by the manufacturer. Grommet color, should match or complement the fabric color. Decorative grommets are prohibited.

## **2.1.9 11. Exterior Lighting**

Exterior lighting is permitted and subject to the following specifications:

1. Decorative exterior lights, including pendant lights, are allowed in the front door entry way to a Unit, unless otherwise specified in INSG. See Figure 3. String lights are allowed within screen enclosures or on rear patios.
2. Exterior lighting installed on either side of any Unit's garage doors is allowed. Styles may be coach house, traditional, contemporary, transitional, mission and rustic, unless otherwise specified in INSG. See Figure 4.
3. Natural gas or electric lamp posts are permitted subject to the following specifications:
  - a. Height: No less than 6' or greater than 7' in total height.
  - b. Wattage: If applicable, wattage shall not exceed 75 watts.
  - c. Fixture Type: Must be a single lantern or globe head with clear glass.
  - d. Installation: Must be installed by a licensed electrician or plumber. Approved permit must be submitted with application to MC.
  - e. Placement: Must be set back a minimum of 4' from the sidewalk.
4. Spotlights shall not function in the place of standard exterior decorative fixtures.
5. All non-decorative light (spotlight/security lighting) shall be installed in a manner to prevent substantial light spillage onto adjacent property. The maximum brightness for non-decorative lights is 1300 lumens or 100 watts.
6. All exterior lighting is to be installed in such a manner as to not cause distraction or nuisance.
7. No light is to be aimed at any neighboring Unit.
8. Porch and patio ceiling lights and garage lights must use clear, white or amber bulbs only unless changed during time periods permitted for holiday decorations ~~the Holiday Lighting period to complement Holiday Decorations under Section 3.7 of these Master Guidelines.~~

*(Note: Additional lighting restrictions are listed in CCR, Article XII, Section 20.)*



**FIGURE 3**

Generic Decorative Hanging Pendant

**FIGURE 4**

Generic Decorative Coach House Light

## **2.1.10 12. Roof and Roof Products**

### **12.1 Composition**

Roofs must be composition dimensional, fungus resistant fiberglass shingles, clay or cement tile, stone coated metal, or slate (If proper architectural modifications have been made). Other types of metal roofing are allowed as long as they give the appearance of shingle, tile, slate or shakes (a.k.a. wood). See INSG for any additional restrictions. All other roofing materials including, but not limited to, wood, copper and sheet metal Key West style roofs (also known as standing seam or vertical panel roofs) are not allowed.

### **12.2 Specifications**

Roofs must meet Florida Product Approval (FPA). Energy Star rating, impact resistance, and stain resistance are desirable features. All roofs must carry a manufacturer's warrantee of at least, or in excess of, ~~30~~ twenty-five (25) years.

- **DRC Comment: Jack - all roofs 30-year warranty? most shingle roofs don't carry that manufactures warrantee. Revise to ..."25" years.**

### **12.3 Colors**

Roofs must be solid colored or mildly variegated. All colors must be black or neutral, muted color shades of beige, brown, taupe, tan, gray or white~~soft, muted earth tones or neutrals~~. A subdued shade of Mediterranean red is acceptable for tile style roofs only. Drip edge may be roof color, trim color or white. All repairs to an existing roof must be of the same color. Tile roofs only may be coated with:

1. a clear 100% acrylic roof sealer, sheen not to exceed a semi-gloss finish or
2. a 100% acrylic roof coating, sheen not to exceed a satin finish, which shall be tinted to match as closely as possible to the existing roof tile color.

### **12.4 Styles**

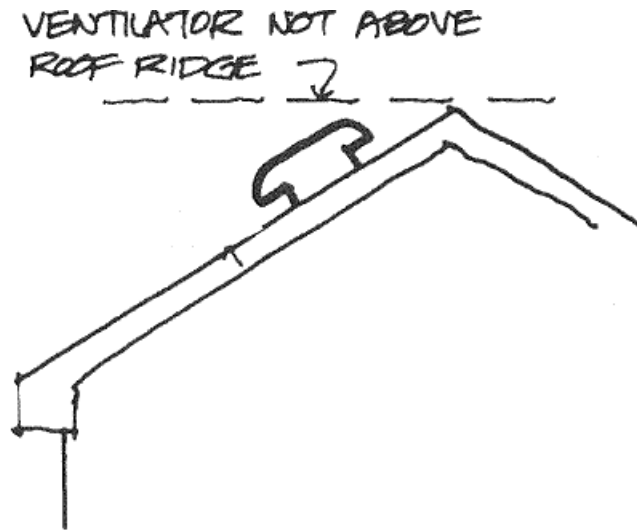
Styles of roofs must be: conventional dimensional shingle; designer shingle; barrel, flat, or boosted mortar tile; or shingles whose style gives the appearance of wood (a.k.a shakes), slate or tile. There are no restrictions on shape and oversized tabs may be used.

### **12.5 Ventilation**

Roofs may be ventilated with ridge vents, off-ridge vents or attic fans. Roof venting for sewer, gas appliances, kitchen or bathroom exhausts shall be standard gray metal, painted flat black or painted a flat color to match the roof.

Attic ventilators and turbines are permitted, subject to the following specifications:

1. Attic ventilators and turbines shall be painted a flat black or a flat finish paint to match the roof color.
2. Attic ventilators and turbines shall be located to the rear of the roof ridge line and shall not extend above the highest point of the roof.
3. Rotation and/or movement of any fan blade, ventilator or turbine must not be visible from the exterior of the ventilator or turbine.



Solar powered attic ventilators and turbines are also permitted. Solar power panels supporting the attic ventilators and turbines shall be located to the rear of the roof ridge line as long as such location does not impair the effective operation of the solar collectors.

## 12.6 Shape

Roofs shapes must be hip or gable. Aside from screened enclosures, all roofs must have pitch as specified. (See 4.6.3)

## ~~2.4.11~~ 13. Mechanical Equipment and Screening Structures

Mechanical equipment including, without limitation, irrigation controllers, air conditioning units, water softeners and generators, shall not be placed in the Front Yard. Equipment areas shall be set back at least five feet (5') from any front corner of the Unit. Fencing placed to screen mechanical equipment must be set back at least five feet (5') from any front corner of the Unit. All mechanical equipment must be shielded from public view. Unless specified in an INSG, acceptable screening options are stucco walls painted the same color as the house, brick walls, vegetation at least four feet (4') tall at installation and so maintained, approved fencing for the Neighborhood at a height of four feet (4') or vinyl, pvc or resin, solid panel enclosure which must be consistent with the color of approved fencing for the Neighborhood or painted the same color as the house. Lattice topped

enclosures may be used, with lattice not to exceed one foot (1') in height with the full height not exceeding four feet (4'). Notwithstanding the foregoing, taller equipment, including vertical style package air conditioners must be fully screened, and any screening may exceed lower height limits set forth herein as necessary to ensure the equipment is fully shielded from public view.

• **DRC COMMENTS:**

- Owner - Add to end of paragraph specifying that..."taller, vertical style package A/C units must be fully screened and may exceed any lower height limits set forth above to ensure they are fully shielded from public view."
- JM - Add "fencing placed to screen mechanical equipment must be set back at least 5' from any front corner of the Unit"

If the sidewalk at the front of the Unit and the street by which the Owner gains access to the Unit are not on the same side of the Unit, then the equipment must be shielded from public view when viewing the Unit from any street.



Approval of a different location may be granted by the ~~Modifications Committee~~ MC for multi-family Units, which have no side yard, side yard access or no alternative to front yard placement. Front yard placement requires total screening of equipment from public view, street, right-of-way or any other Unit by approved fencing and mature vegetation from the time of installation.

#### 2.1.12 14. Paint Color Palette ~~Guideline~~– Exterior Paint

1. Color palette has been revised. All exterior painting/repainting of homes must be submitted for approval to the MC.
2. Approved exterior paint colors are listed in Appendix A-~~6~~5.

3. Only those exterior paint colors which are listed in A-6-5 are permitted. Any paint manufacturer may be used so long as color is matched to the approved Sherwin Williams paint color.
4. Color palettes are available for review at the WCA Countryway Swim & Tennis facility or the WCA office.
5. A minimum of two (2) and maximum of three (3) paint colors are permitted per unit, except in the following situations:
  - a. Up to ~~four~~ five (54) colors are permitted when the Unit has shutters, if the front door and shutters use different accent colors or if the shutters are an accent color and the front door is wood stained. (The colors will consist of 1 body, 1 trim, 1 accent for shutters, ~~and~~ 1 accent or wood tone for front door, and 1 for fascia when matching the roof color).
  - b. Up to ~~five~~ six (56) colors are permitted when the unit has shutters, the front door and shutters use different accent colors and the garage is painted using the 3-part painting system described in Section 2-4-5 7 of these Master Guidelines. (The colors will consist of 1 body, 1 trim, 1 accent for shutters, 1 accent for front door, ~~and~~ 1 color for the garage which are used to create wood tone and wood grain appearance, and 1 color for fascia when matching the roof color).
  - c. One color must be declared the house body color.
    - a. **DRC Comments:**
      - #5 - change 1st bullet to "Up to five (5) colors"... and add "1 for fascia when matching roof color"
      - #5 - change 2nd bullet to "Up to six (6) colors"... and add "1 for fascia when matching roof color"...
6. Any siding must be painted a body color only.
7. Home additions must be painted the same color as the existing body. Existing body colors no longer on the color palette will be grandfathered in for home addition painting ~~only~~. If the existing portion of home needs repainting at the time of construction, then an approved color from the current palette must be selected for the entire home. Notwithstanding the foregoing, existing body colors no longer on the color palette are grandfathered, provided a past modification approval for the existing color can be produced as evidence.
  - a. **DRC Comment: #7 above - keep 1st sentence. Remove "only" from the end of the second sentence. Add final sentence stating that "Existing body colors no longer on the color palette will be grandfathered in provided a past modification approval for the existing color can be produced as evidence."**
8. Body colors shall not be the same color spectrum (must be at least two strips in between colors based on the Sherwin Williams color deck) as adjacent homes and/or directly across the street unless otherwise specified in INSG. No- two homes directly across from or adjacent to each other shall be any of the approved white body colors. Trim color must be within three (3) shade colors, up or down, on the same color strip as the body – or- one of the trim ONLY colors.
9. For the approved white body colors on the palette, trim color may be any approved body or trim color.
10. Garage Doors must match the body or trim of the Unit's exterior color, except as permitted in section 2-4-5 7 of these Master Guidelines.
11. Front doors may be painted the same color as the body or trim, in lieu of using a "accent paint color" or the "wood tone and wood grain 3-part painting system".

12. Front porch concrete slab and/or steps shall be maintained and if painting new, it must be done as follows:

- a. Single Family Homes shall match the color of the body or the trim of the home.
- b. Neighborhoods which are governed by a sub-association with their own CCR and By-laws, if those documents clearly state that the association has the “exclusive right to painting and repair of exterior building services” shall use the same color originally used by the developer, known as “battleship gray”. (Under present WCA Color Palette the equivalent color to battleship gray is SW-7023 Requisite Gray).
- ~~c. Any Neighborhood wishing to have a different “Individual Neighborhood Guideline” for painting of their front porch concrete slab and/or steps, must follow the process prescribed in Article XII, Section 35 of the WCA Declaration.~~

**Attorney Comment:** We suggest deleting this language. This language is unnecessary because all INSGs are now exceptions to the Master Guidelines, and you do not need to refer to the process for adopting INSGs as possible exceptions.

13. Sheen of paint shall not exceed semi-gloss for the body/wall.

14. Definitions:

- a. Body/Wall – Wall, siding, exterior entry doors (other than front doors), exterior entryway ceilings, garage doors, pillars, pillar bases, rear patio/porch ceilings, patio/porch ceilings, downspouts, gable vents, utility connections, cable and phone boxes, solar piping on wall, soffit, chimney
- b. Trim – Soffit, gutter, fascia, pillars, pillar bases, contrasting border around windows, keystones, gable vents, exterior entry doors, and garage doors, shutters
- c. Accent – Front doors, door frames, keystones, gable vents, ~~and~~ shutters

**DRC Comment: GPI** - add soffit and chimney to "Body/Wall" definitions, add shutters to "Trim" definitions.

15. Fascia may also be painted the color of the roof. If the fascia is painted the color of the roof, the soffit may also be painted the color of the roof.

- **DRC Comment:** Add..."If the Fascia is painted the color of the roof, the Soffit may also be painted the color of the roof".

16. Pool decks may be coated with a finish consisting of cement and stone, pebbles or glass such as PebbleTec or PebbleSheen as long as the colors are neutral, muted color shades of beige, brown, taupe, tan, gray or white ~~natural, soft muted earth tones or neutral shades consisting of beige, brown, taupe, tan or gray.~~

#### **2.1.13 15. Material for Exterior Improvements or Maintenance**

Approved materials are subject to the following specifications:

1. Approved materials for all exterior home improvements or maintenance are: cedar, cypress or treated pine wood siding, concrete plank siding, Hardi Panel™, concrete fiber board, concrete fiber siding, clay fired brick, artificial stone face, stone, concrete, and stucco.



- **DRC Comment: jack- 2.1.13 #1 approved materials - add "artificial stone face"**

2. Only two of the approved materials may be used on the exterior of the Unit.
3. Stucco over brick or/concrete block is allowed, and must be painted, with no noticeable mortar lines.
4. Stucco shall not be installed over any existing siding, Masonite™ or Composite Board.
5. Composite Board, plywood, oriented strand board (OSB), hardboard, Masonite™ , Texture T-111 or any other non-wood material are not allowed to be installed as exterior siding on any Unit.
6. Plastic, vinyl or aluminum siding are not allowed on any exterior of any Unit.
7. No other material is permitted on any exterior gable and/or exterior wall of any Unit unless otherwise specified in ~~Individual Neighborhood Section Guidelines~~ an INSG.
8. Fascia may consist of the following permitted materials: spruce, pine, fir, or cedar wood, vinyl, aluminum, Hardie-trim (fiber cement board) or PVC.
9. Soffit may consist of the following permitted materials: vinyl, metal, or wood.

- **DRC: order of sections is changed to improve logical flow. Sections shall be Patios, Pool Screen Enclosures, Sunrooms, Decks, Porches, Pergola Structures.**

#### **2.1.14 Pergola Structures**

1. ~~Pergolas may be attached to the Unit (Figure 5) or free standing (Figure 6).~~
2. ~~Pergolas must be placed in the Rear Yard of the Unit only.~~
3. ~~No part of the structure shall be higher than eleven feet (11') from the top of the Unit slab. Posts or columns shall be a minimum of six inches (6") at cross section.~~
4. ~~All Pergola structures must comply with the Rear Yard Setback requirements and Public View Screening requirements set forth in these Guidelines.~~
5. ~~Approved materials include any combination of: cypress, redwood, cedar or pressure treated wood, wood composite, and masonry or aluminum product.~~
6. ~~Pergolas shall be painted the same color as the Body or Trim color of the home or white, be wood stained or be a natural wood color.~~



**FIGURE 5**



**FIGURE 6**

## 2.1.15 Patios

~~Patios are permitted in the rear, front, and side yards and are subject to the following specifications:~~

- ~~1. Patios shall be constructed with concrete, pavers, natural stone or tile. Products like PebbleTec or PebbleSheen may be used as long as the colors are natural, soft muted earth tones or neutral shades consisting of beige, brown, taupe, tan or gray.~~
- ~~2. Any retaining wall for a patio shall be concrete, natural stone or stone product.~~
- ~~3. All paver, natural stone or stone product, or tile colors must be natural, soft muted earth tones and neutral shades consisting of beige, brown, taupe, tan, or gray. Any additions to a lot must match already installed materials~~
- ~~4. All patio structures must be set back five feet (5') from the rear lot line and three feet (3') from side lot lines.~~

## 16. Patios

### 1. Standard Patio

A standard patio is an exterior living space on a Unit that can be located in the rear, front, or side yards. A standard patio is ground cover only (no walls, ceiling, or roof) and is located outside of the footprint (roof line) of the home.

- **Attorney comment:** are patios allowed in the corner yard? See 1.2.12 (now 12) defining different sections of yard.
- a. Patios shall be constructed with concrete, pavers, natural stone or tile. Products like PebbleTec or PebbleSheen may be used. All materials used must be neutral, muted color shades of beige, brown, taupe, tan, gray or white. Any additions to an existing patio must match already installed materials.
    - **Attorney comment:** DRC requested: “Any additions to a lot must match already installed materials.” We revised because “additions to a lot” could refer to a number of different structures. We do not believe the intent was to require patio materials to match existing gazebo or pergola materials if said structures already exist.
  - b. Any retaining wall for a patio shall be concrete, natural stone or stone product.
  - c. Metal or aluminum handrails and/or railings are permitted for safety on patios that are raised due to sloping yards. See 35 for reference. Handrails are also permitted on rear patios with elevations over two feet (2').
  - d. All patio structures must be set back five feet (5') from the rear lot line and three feet (3') from side lot lines.
    - **Attorney comment:** DRC’s proposed language included “See 1.2.9 for additional reference.” You do not need to reference 1.2.9 (now 2.9) for setbacks because that section says: “Patios are governed by the setback requirement set forth in Section 2.1.14.” There is nothing added by referencing 1.2.9.
  - e. Fabric sail structures and shade sails are allowed over patios in the Rear Yard only.
    - **Attorney comment:** We added “in the Rear Yard only.” Allowing fabric sails in the front or side yards could substantially change the appearance of the lot and affect uniform aesthetics. Let us know if you nonetheless want to allow these in the front yard or Side Yard.
    - **Attorney comment:** DRC proposed the following as subsection f: “Additional References: Setbacks - 1.2.9; Furniture - 1.3.6; Awnings - 2.1.1; Exterior Lighting 2.1.9, #7; Painting - 2.1.12, #14; Walls - 2.1.27; Modification Review - 3.2.2” We do not recommend referencing any other section that may be relevant when modifying a patio.



## 2. Covered Patios

A covered patio is a standard patio with a roof structure and columns only - no wall construction, screening, etc.

- a. Covered patios are allowed in the rear of the Unit only.
- b. Any solid wood frame roof construction requires a build-up roof with the same roof materials as used on the existing structure of the home.
- c. Flat roofs with a minimum slope of ¼"/12' are allowed.
- d. Aluminum pan type roofs which are original to a home are allowed to be replaced with like kind or better materials when necessary. Original and/or grandfathered aluminum pan type roofs will be permitted as originally approved.
- e. Columns shall be wood, aluminum, or concrete. Columns shall be a minimum of six inches by six inches (6" x 6").
  - **Attorney comment:** DRC proposed adding 2 additional subsections "f. See Section 3.2.2 of the Guidelines Modification Committee's (MC) Right to Review. g. Additional References: Setback - 1.2.9; Furniture - 1.3.6; Exterior Lighting - 2.1.9 #7." As noted above, we do not recommend referencing the MC's review rights or other sections that may be relevant when modifying a patio. The references add nothing substantive and could raise questions about whether the referenced sections control if not specifically incorporated into every other relevant section by reference.

## 3. Screened Patio

A screened patio is standard or covered patio that is walled with or may be fully enclosed by mesh screening.

- a. Screened patios are allowed in the rear of the Unit only. Screening of any front patio, porch, or balcony is prohibited.
- b. Any solid wood frame roof construction requires a build-up roof with the same roof materials as used on the existing structure of the home.
- c. A complete aluminum structure including beams and columns is allowed for a screen patio with an insulated aluminum roof or screened panels.
- d. Flat roofs with a minimum slope of ¼" per 12" are allowed.
- e. Aluminum pan type roofs and white insulated aluminum roofs are permitted unless restricted by an INSG.
- f. Aluminum pan type roofs which are original to a home are allowed to be replaced with like kind or better materials when necessary. Original and/or grandfathered aluminum pan type roofs will be permitted as originally approved.
  - **Attorney comment.** Why is grandfathering necessary if you are permitting aluminum pan type roofs in subsection e? If these roofs are permitted for new screened patios, subsection f can be deleted. If not permitted, grandfathering may be necessary but subsection e would need to be revised.
- g. Columns shall be wood, aluminum or concrete. Columns shall be a minimum of six inches by six inches (6" x 6"). However, four inches by four inch (4" x 4") minimum columns can be used when supporting an insulated aluminum roof for a screened patio.

- **Attorney comment:** DRC proposed the following as subsection h: “See Section 3.2.2 of the Guidelines Modification Committee’s (MC) Right to Review” As noted above, the reference adds nothing substantive and could raise questions about whether 3.2.2 applies for other structures when it is not specifically referenced in other applicable sections. Moreover, unnecessary cross-references should be avoided because they create room for error if section numbers change.

## **17. Pool Screen Enclosures**

A screened pool enclosure is a structure with a lightweight frame, typically aluminum, and fine-mesh screening that completely surrounds a swimming pool and deck.

1. All screened enclosures must have white or bronze frames with charcoal screen unless otherwise specified by INSG. Privacy screening products, similar to Florida Glass, consisting of fiberglass mesh with a vinyl laminate, may be used in place of standard charcoal screen for no more than 40% of the height of the screening.
  2. Fabric sail structures and shade sails are allowed within screen enclosures.
  3. Pool decks and screened enclosures shall be constructed no closer than five feet (5’) to a rear lot line or to a wetland setback line and no closer than three feet (3’) to a side lot line. Pool facilities which cross a Hillsborough County wetland setback line, identified on recorded plats, must be approved by Hillsborough County.
- **Attorney comment:** DRC proposed the following as subsection 4: “See Section 3.2.2 of the Guidelines Modification Committee’s (MC) Right to Review” As noted above, the reference adds nothing substantive and could raise questions about whether 3.2.2 applies for other structures when it is not specifically referenced in other applicable sections. Moreover, unnecessary cross-references should be avoided because they create room for error if section numbers change.

## **18. Sunrooms**

A sunroom is a structure attached to a dwelling, featuring a large amount of glass on its walls and/or roof to maximize sunlight exposure.

- **Attorney comment:** Previously, section 2.20 addressed sunrooms and atriums. DRC proposed this revised section without any new section addressing atriums. Was this intentional? Is the definition of Sunroom intended to include atriums?
1. Sunrooms are allowed in the rear of the Unit only and must be attached to the Unit.
  2. Frame construction may only consist of glass windows, wood, or metal (aluminum or hot dipped galvanized steel).
  3. The frame color must match the color of the Unit body, trim or existing unit window frames.
  4. The height of the structure shall not exceed the existing roof line.
  5. Glazing materials may only consist of glass, Plexiglas™, Lexan™ or polycarbonate.
  6. Glazing materials may be tinted. At least twenty percent (20%) light transmission is required.
  7. Roofs shall consist of glazing materials or shall match existing roof material if glazing is not used.
  8. The use of Florida Glass or any glass with an opaque finish is prohibited.
    - **Attorney comment:** we added “or any glass with an opaque finish.”
  9. Filler panels must not exceed eighteen inches (18”) in height.
  10. Texture-111 Composite Board (also known as T-111) is NOT permitted on any addition.
    - **Attorney comment:** Is this prohibition intended to apply only to sunroom additions? If you want it to apply to any addition, we recommend you not put the prohibition under Sunrooms.

- **Attorney comment:** DRC proposed the following as subsection 11: “See Section 3.2.2 of the Guidelines Modification Committee’s (MC) Right to Review” Sunrooms are not listed under 3.2.2. Also, as noted above, the reference adds nothing substantive and could raise questions about whether 3.2.2 applies for other structures when it is not specifically referenced in other applicable sections. Moreover, unnecessary cross-references should be avoided because they create room for error if section numbers change.

## **19. Decks**

A deck is an exterior, elevated platform structure that is permitted exclusively in the Rear of the Unit.

1. Materials: Only natural wood and Wood Composite decking are permitted for the construction of decks and deck railings. Approved materials include pressure-treated wood, marine grade pressure treated wood, redwood, or cypress wood. Materials such as plastic, PVC, or fiberglass are not approved.
  - **Attorney comment:** Is there a reason to allow metal/aluminum railings for porches but not for decks?
2. Height Restriction: No part of the deck or any improvement upon the deck structure can be higher than eleven feet (11’) from the top of the Unit slab
3. Hardware: Approved deck hardware must be galvanized, stainless steel, or ceramic coated
4. Retaining Walls: If retaining walls are part of the deck structure, they must be made of concrete, natural stone, stone product, or an acceptable wood product as specified in the guidelines
5. Setback Requirements: Deck structures must maintain a minimum setback of five feet (5’) from any rear lot line and three feet (3’) from any side lot line.
  - **Attorney comment:** DRC proposed the following as subsection 6 and 7: “6 See Section 3.2.2 of the Guidelines Modification Committee’s (MC) Right to Review. 7. Additional Reference: Composite Board - 1.2.3; Awnings - 2.1.1; Paint Color Palette Guideline - Exterior Paint - 2.1.12 #8.” As noted above, we do not recommend adding these sections. Unnecessary cross-references should be avoided because they create room for error if section numbers change.

## **20. Porches**

A porch is an exterior, elevated platform structure that is permitted exclusively in the front of the Unit within the footprint (roof line) of the home.

1. Concrete Slab and Steps: Front porch concrete slabs and/or steps must be maintained. If painted, they must match the color of the Unit's body or trim.
2. Furniture: All furniture on any front porch or front patio must be manufactured and designed for outdoor use. No PVC outdoor furniture is allowed in public view on front porches.
3. Bench Swings: Bench swings are permitted only on the front patio and/or porch of a Unit or in the rear of a Unit.
  - **Attorney comment:** DRC proposed the following as subsection 4: “See Section 3.2.2 of the Guidelines Modification Committee’s (MC) Right to Review.” As noted above, we do not recommend adding this reference. Unnecessary cross-references should be avoided because they create room for error if section numbers change.

## **21. Pergola Structures**

A pergola is an outdoor structure featuring vertical posts or columns that support a slatted or open-beam roof.

1. Pergolas may be attached to the Unit (Figure 5) or free standing (Figure 6).
2. Pergolas must be placed in the Rear Yard of the Unit only.
3. No part of the structure shall be higher than eleven feet (11') from the top of the Unit slab. Posts or columns shall be a minimum of six inches (6") at cross section.
4. All Pergola structures must comply with the Rear Yard Setback requirements and Public View Screening requirements set forth in these Master Guidelines. (See Section 1.2.9 for reference.)
5. Approved materials include any combination of: cypress, redwood, cedar or pressure treated wood, wood composite, and masonry or aluminum product.
6. Pergolas shall be painted the same color as the Body or Trim color of the home or white, be wood stained or be a natural wood color.
7. Pergolas with adjustable louvers are permitted.



**FIGURE 5**



**FIGURE 6**

- **DRC** requested addition of subsection 8: “See Section 3.2.2 of the Guidelines Modification Committee's (MC) Right to Review.” Change order to place pergolas after porches.
- **Attorney Comment** – We do not recommend adding the proposed section Subsection 8. The MC has the Right to review all modifications and 3.2.2 (now 53.4) reserves the right to review modifications after completion. You do not need to reference this process in other rules. Referencing here could lead to arguments that the process only applies to sections where it is specifically referenced.

## **2.1.16 22. Play Structures: Temporary, Portable and Permanent**

22.1 Temporary plastic infant/toddler style play sets, tree swings and swing sets are permitted and shall be stored out of public view when not in use.

22.2 Permanent Play Structures are permitted and subject the following specifications:

1. Acceptable materials: wood and/or a combination of wood, wood composite or metal only.
2. Play structures shall be placed only in the Rear Yard of any Unit. Play Structures will be considered for a side yard only when the rear yard setback ~~guideline~~ would not allow the structure to fit in the rear yard.
3. No portion of the play structure platform shall be higher than five feet (5') from the original grade at rest.

4. No part of the structure shall be higher than eleven feet from the original lot grade.
5. The platform for any play structure must not exceed six feet by six feet (6' x 6') or thirty six (36) square feet and the support beams must not exceed twelve feet (12') in length.
6. All play structures must be at least 5 feet from the rear and side lot lines and comply with Public View Screening requirements set forth in these Master Guidelines, except for those units located on ponds, lakes or golf courses.
7. All permanent play structure shall be securely anchored to the ground.

#### **2.1.17-23. Screen / Storm Doors**

Front screen and or storm doors are permitted only as specified in INSG.

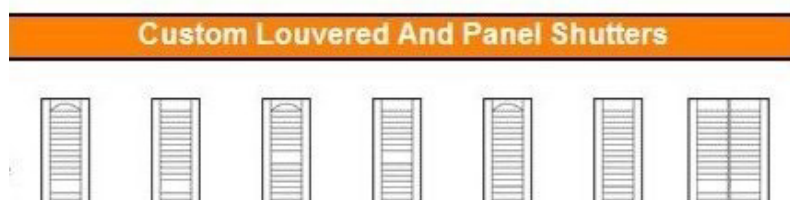
#### **2.1.18 Screened Enclosures, Patio Design and Materials**

- ~~1. Screened enclosures are allowed in the rear of the Unit only.~~
- ~~2. Screening of any front patio, porch or balcony is not allowed.~~
- ~~3. All screened enclosures must comply with the Building Setback Requirements set forth in Section 4.5.1 of these Master Guidelines.~~
- ~~4. The materials of any patio roof enclosure shall be compatible with the basic materials of the home, matching architectural details, such as fascia boards and colors of the home.~~
- ~~5. Columns shall be wood, aluminum or concrete. Columns shall be a minimum of six inches by six inches (6" x 6"). However, four inch by four inch (4" x 4") minimum columns can be used when supporting an insulated aluminum roof for a screened enclosure.~~
- ~~6. The roof of the enclosure shall be solid wood frame construction with composition or build-up roof. A complete aluminum structure including beams and columns is allowed for a screen enclosure with an insulated aluminum roof.~~
- ~~7. Flat roofs with a minimum slope of 1/4"/12" are allowed.~~
- ~~8. All screened enclosures must have white or bronze frames with charcoal screen unless otherwise specified by INSG. Privacy screening products, similar to Florida Glass, consisting of fiberglass mesh with a vinyl laminate, may be used in place of standard charcoal screen for no more than 40% of the height of the screening.~~
- ~~9. Aluminum pan type roofs and white insulated aluminum roofs are permitted unless restricted by an INSG.~~
- ~~10. Aluminum pan type roofs which are original to a home are allowed to be replaced with like kind or better materials when necessary. Original and/or grandfathered aluminum pan type roofs will be permitted as originally approved.~~
- ~~11. Fabric sail structures and shade sails are allowed within screen enclosures or over patios.~~

#### **2.1.19-24. Shutters**

Exterior shutters are permitted for decorative purposes only. All shutters shall match the homes architecture, style and color palette. Shutters will be one color only.

1. Approved shutters are as follows: louver or panel. **Figure 7.**
2. Approved styles are arched or straight top. **Figure 8 and 9.**
3. Approved materials: wood, composite wood, aluminum or vinyl.

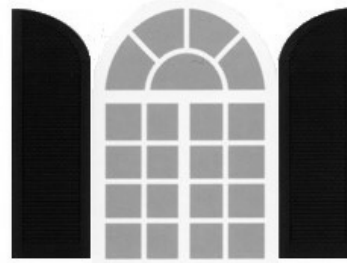


**Louver Type – Top Row / Panel Type – Bottom Row**

**FIGURE 7**



**FIGURE 8**  
**Arched Top**



**FIGURE 9**  
**Straight Top**

### **2.1.20 Sunrooms and Atriums**

1. ~~Sunroom and atrium structures are allowed in the Rear Yard of the Unit and must be part of the Unit air conditioned space. Frame construction may only consist of glass windows, wood, or metal (aluminum or hot dipped galvanized steel).~~
2. ~~Color to match existing window frames. Height of structure is not to exceed existing roof line. Glazing materials may only consist of glass, Plexiglas™, Lexan™ or polycarbonate.~~
3. ~~Glazing materials may be tinted. At least twenty percent (20%) light transmission is required.~~
4. ~~Roofs shall match existing roof material of the Unit or glazing materials may be used. The use of Florida glass is prohibited. Filler panels must not exceed eighteen inches (18”) in height. The structure must be attached to the home. No textured Texture 111 (also known as T-111) is permitted in any addition.~~

### **2.1.21-25. Trampolines**

1. Trampolines shall be placed in the Rear Yard of any Unit. They will be considered for a side yard only when rear yard setback ~~guideline~~ would not allow the structure to fit in the rear yard.
2. All trampolines must be at least 5 feet from the rear and side lot lines and comply with Public View Screening requirements set forth in these Master Guidelines, except for those units located on ponds, lakes or golf courses.

### **2.1.22-26. Trellis and Arbors**

Trellises and arbors used for decorative and garden applications shall be made of metal, wood, plastic or wood composite materials only. Trellises and arbors shall be painted the same color as the Body or Trim color of the home or white, be wood stained or be a natural wood color.

### **2.1.23-27. Outdoor Kitchens, Fireplaces, Barbeque Grills, and Fire Pits**

1. Fireplaces, fire pits, and barbeque grills are permitted in Rear Yard only. Placement of outdoor ventilation for outdoor cooking equipment shall not be permitted within ten feet (10') of any side lot line.



2. Outdoor kitchens, fireplaces and fire pits must comply with the Rear Yard Setback requirements and Public View Screening requirements set forth in these Master Guidelines.
3. Portable grills must be stored out of public view.
4. Fire Pits
  - a. Submissions must show the proposed location of the fire pit, provide dimensions of the proposed features to all property lines and structures, show that proposed items are in compliance of required clearances to combustible construction and show the proposed dimensions of the fire pit.
  - b. They must also show location of surrounding buried gas or electrical lines, including phone and cable.
  - c. Fire Pits are intended for recreational use and shall be limited to clean wood, gas or charcoal fuel. Fire Pits are regulated by the Florida Fire Prevention Code. The fuel area of a wood burning recreational fire pit is limited to 3 feet in diameter and 2 feet in height. Materials must be rated to withstand heat. The floor of the pit should be comprised of heat resistant ceramic brick. Walls should use the same type of brick but may be clad with a stone or brick veneer. Wood and charcoal fueled fire pits must have a screen cover over the flame when in use to suppress flying embers. Wood and charcoal fueled fire pits must not be located closer than 25 feet to a structure or combustible material. Gas fire pits must not be closer than 8 feet to a structure or combustible material. A garden hose or type 4-A extinguisher is required to be located in the vicinity of the fire pit. At no time shall fire pits be used to burn trash, leaves, garbage, household refuse, tree limbs, yard waste, or yard debris.
5. Prohibited Burning - Burning that is offensive or objectionable due to smoke or odor emissions shall be prohibited. When atmospheric conditions or local circumstances make fires hazardous, burning shall be prohibited.
6. Hours of Operation - A person shall not maintain any outdoor burning from 11 PM to 7 AM.
7. Extinguishment Authority – The fire code official is authorized to order the extinguishment by the responsible person, or by the Fire Department, of any burning that creates or adds to a hazardous or objectionable situation.
8. The use of Fire Pits, Fireplaces, or open Barbeques utilizing wood or charcoal shall be prohibited within 50 feet of any forest, grasslands, woods, conservation areas, wild lands, or marsh area in Westchase.

#### **2.1.24-28. Solar Equipment, Solar Tubes and Skylights**

Solar tubes or panels and skylights shall be located to the rear of the roof ridge line as long as such location does not impair the effective operation.

- **DRC Comment: GPI - add solar "panels" to tubes and skylights in 1st sentence**

Solar panels and solar shingles are to be stationary and installed only on the roof of a Unit. Solar ~~Panels~~ panels and solar related equipment shall be installed in compliance with the Public View Screening requirements set forth in these Master Guidelines, provided that such requirements do not impair the effective operation of the solar collectors.

Solar equipment, including pipes or lines, extending up the outer wall of a Unit shall be painted the same color as the Unit wall.

*(Note: CCR, Article XII, Section 22, Energy Conservation Equipment)*



### **2.1.25-29. Gutters and Drainage Runoff**

Gutters are allowed and must be tied into downspouts. All gutter installation shall use splash blocks at the downspout unless underground drains are installed. Roof runoff must be diverted onto drainage easement, driveway, or street, not onto neighboring property. No Unit shall allow water runoff or drainage as to cause erosion to any neighbor or WCA property. Gutters must be a minimum of four inches (4") in depth and width. ~~Color Gutters must be white, or the color of the unit's body or trim.~~ As an alternative, the gutter or the color may match of the roof color as long as the color is natural soft earth tones or shades including beige, brown, taupe, tan, gray or black a neutral, muted color shade of beige, brown, taupe, tan, grey, or black. Downspouts must be the color of the body/wall as set forth in Section 2.1.12 of these Master Guidelines. INSG may contain additional specifications. Gutter socks, downspout extenders or splash blocks may be placed on downspouts to divert runoff. Colors may be green, ~~or~~ brown to match turf or mulch, white, or match the color of the unit's body or trim. INSG may contain additional specifications.

Rain chains may also be used as follows:

1. All rain chains must be tied into gutters and extend to the ground secured at the bottom.
2. Rain chains must not cause flooding or erosion to a neighbor's yard.
3. Rain chains are limited to two in the front of the house.
4. Rain chains must be made of copper or aluminum.

- **DR Comment: jack-** 2.1.25 (3<sup>rd</sup> sentence) - Roof runoff must be diverted onto drainage easement, ...add "driveway", or street...
- **DRC Comment GPI** - before sentence referencing INSG, sentence stating "Downspout colors must adhere to the color palette Definitions as listed in these Guidelines under Section 2.1.12"
- **DRC Comment:** Add new sentence or paragraph stating "Any builds that exceed setback limits shall require proof of installation of proper drainage"
- **Attorney Comment:** This is ambiguous and we do not recommend adding it without modification. First, why would there be a "build" that exceeds setback requirements? To the extent a build exceeds setback limits, approval would be needed from the Variance Committee. What kind of proof do you want to require and who makes the determination as to what is proper drainage? Do you want to require an opinion from an engineer?

### **2.1.26-30. External Security Cameras**

External security cameras shall be dome, mini-bullet style or a comparable style that does not exceed 5 inches by 5 inches and shall be attached to the main structure of the home or the soffit. They shall be an integral part of the house and not distract from its architecture or appearance. ~~Number of cameras shall be limited to six (6).~~ Location of cameras is not limited to being adjacent to door entries. In no event shall an external cameras be installed, utilized, pointed, positioned or oriented toward another house's doors, windows or outdoor porch, pools or decks so that the camera films, videos, or captures images in whole or in part over a six (6) foot fence on either property dividing the properties. Video doorbells are allowed ~~in addition to the camera limits described above.~~ A modification approval is not required for a video doorbell.

- **DRC Comment:** Delete sentence " Number of cameras shall be limited to six (6)."
- **Attorney Comment:** We added "dividing the properties" to clarify intent.

### **2.1.27-31. Walls**

No boundary, courtyard, pool, patio walls or similar structures of any kind beyond the boundary of the roof line shall be placed or erected on any portion of a Unit. This restriction does not include approved screened enclosures which are addressed in Section ~~2.1.18~~23, standard fencing which is addressed in Section ~~2.2.11-37~~, or walls that are part of an enclosed floor area, defined as areas of the residence enclosed and finished for year round occupancy.

Retaining walls are permitted only in the rear of the Unit (or in the side yard as long as there is no adjacent unit and the wall is set back at least 10 feet from the front foundation) for landscaping or erosion control purposes. The modification submitted must include the height of the wall and the materials to be used as well as a plat showing the location of the wall. The proposed wall must comply with CCR Article XI, Section 4, Article XII, Section 15 and Article XII, Section 23 as well as any other applicable portions of the CCRs, Master Guidelines and INSG.

### **2.1.28-32. Pools and Spas**

No above-ground swimming pool shall be erected, constructed, or installed on any Lot. As used herein, the term “above-ground swimming pool” shall mean a swimming pool capable of holding a minimum of three (3) inches of water above grade, being constructed of standard above-ground pool materials (such as resin, steel, hybrid, or inflatable, etc.), or being temporary in nature. Above-ground swimming pool restrictions do not apply to any hot tub or spa, whether freestanding or incorporated into or adjacent to a swimming pool.

In-ground pools shall be constructed of standard in-ground pool materials (such as concrete/gunite, fiberglass, or vinyl liner) and be permanent in nature. In-ground pools shall be placed at grade (existing Unit ground level), but may project out of grade on one side or more in instances where the pool water surface needs to remain level relative to the house but existing grade slopes away from the house.

All swimming pools must adhere to the setback requirements outlined in the Declaration. Swimming pool accessories, such as ladders, slides and waterfalls, must not exceed six (6) feet in height. All spas and mechanical equipment shall be shielded from neighbors’ view by approved fencing or vegetation from the time of installation as required in ~~2.1.11~~13.

### **2.1.29-33. Garbage Cans**

All garbage cans should be stored in the garage. If that is not possible, they must be screened so as to be concealed from the view of neighboring Units, streets and property located adjacent to the Unit as outlined in CCR Article XII, Section 8. Unless specified in an INSG, acceptable screening options are stucco walls painted to match the house, brick walls, vegetation at least four feet (4’) tall at installation and so maintained, approved fencing for the Neighborhood at a height of four feet (4’) or vinyl, pvc or resin, solid panel enclosure which must be consistent with the color of approved fencing for the Neighborhood or painted to match the house. Lattice topped encloses may be used, with lattice not to exceed one foot (1’) in height with the full height not exceeding four feet (4’).

### **2.1.30-34. Handrails**

Subject to any applicable INSG, handrails may be installed on Units with raised front porches and front steps. Handrails may be installed only along the edge of the elevated porch and over the uneven plane of the steps. Handrails may not extend down the full length of a front or side walkway toward a sidewalk or driveway unless the path thereto consists of steps or unlevelled ground with an incline or decline greater than twenty degrees. Handrails are to be aluminum or steel in material and black or white in color. See figure 10 4 and 11 2 below for examples.



**Figure 10 4**



**Figure 11 2**

#### **2.1.31-35. Drainage Solutions Between Units**

All Units should have been graded so that runoff is diverted to the front or the back of the Unit. In circumstances where that grading is insufficient, where a proposed modification will exceed setback requirements, or where modifications to lots are resulting in flooding, excess ponding, or improper drainage, an alternate drainage solution may be considered. The alternate drainage solution should address the problem up to and including providing access to the rear yard without creating damage to the adjacent Unit. This type of problem is best addressed by neighboring Owners working together.

The design plan submitted for a proposed drainage solution ~~consideration~~ must include:

- a. Evidence of the nature of the problem such as pictures;
- b. A lot survey showing the exact location of the solution elements;
- c. A plat verifying that no easements exist;
- d. Description of the materials to be used and their placement;
- e. Description of mature landscaping to remain or be removed;
- f. Description of the elements of the plan which will facilitate the runoff pattern without directing the water runoff on to the adjacent Unit.

Elements which may be part of such a drainage solution include, but are not limited to:

- a. Regrading to correct the water flow and installing new sod;
- b. Use of gutters, external drains and underground drainage systems such as French drains;
- c. Use of stepping stones of a neutral color embedded in the sod, which must be neutral, muted color shades of beige, brown, taupe, tan, gray or white;

- d. Use of porous materials (approved gravel, pebbles or mulch) with or without embedded stepping stones or approved pavers;
- e. Use of pervious concrete for a walkway; or
- f. Use of impervious materials such as standard concrete, pavers, natural stone or cobblestones.

**NOTE:**—Any use of impervious materials for a walkway to the rear yard will require previous or concurrent installation of gutters in compliance with Section 2.1.2526 Gutters and ~~Drainage Runoff~~.

A design plan for proposed drainage solutions must be submitted with any application for construction or modification that exceeds setback requirements.

If necessary to make a decision on a design plan, the Modification Committee may use the services of a properly licensed architect or engineer selected by the Board for a fee to be paid by the submitting Owner.

- **DRC Comment** - Add - "Any builds that exceed setback limits shall require proof of installation of proper drainage"
- **Attorney Comment:** We recommended alternate language. As noted above, its not clear what proof would be required or what “proper” drainage solutions would be acceptable.

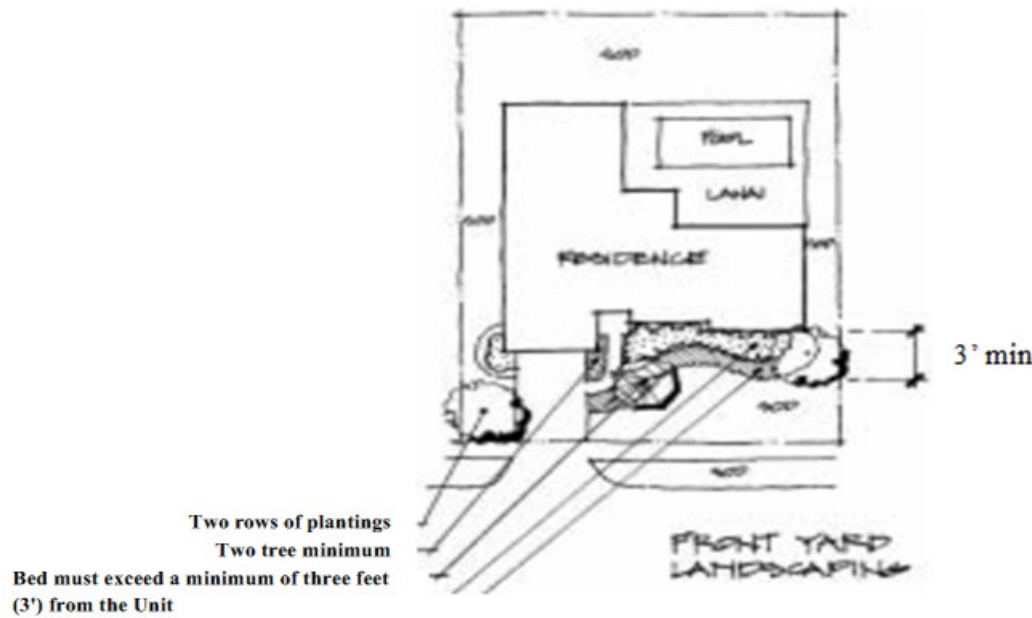
## **2.1.32-36. Ramps – ADA Accessibility Compliance**

As set forth in § FS720.304(5), Florida Statutes, Any parcel owner may construct an access ramp if a resident or occupant of the parcel has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
  2. Plans for the ramp must be submitted in advance to the ~~Modifications Committee~~ MC. The ~~Modifications Committee~~ MC may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces.
- (b) If the reason for the request is not obvious, the Association may request an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the parcel requiring the access ramp. Certification used for s. 320.0848 shall be sufficient to meet this requirement.

## **2.2 Landscape, Irrigation and Fencing Guidelines**

### **2.2.1 37. Front Yard Landscape.**



**FIGURE 40-12**

Front yard shall be landscaped with any combination of grass, ground cover, shrub, vines, hedge, trees and/or palms, unless otherwise specified in INSG. All annuals and perennials are allowed in front yard landscaping beds and do not require approval. Additionally:

1. At least two (2) rows of plantings are required in the front landscape beds. Plantings should be spaced sufficiently close together to give the appearance of full rows while still allowing for expected growth of the specific plants.
2. Plantings should be a minimum of one (1) gallon size when installed.
3. One portion of a planting bed must extend a minimum of three feet (3') from the front foundation.
4. All turf grass shall be any variety of St. Augustine sod. Subsequent intrusion by Bermuda will not require resodding as long as the turf is healthy.
5. Front yard landscaping shall be at least fifty percent (50%) St Augustine sod.
6. All wall vegetation shall be limited to the height of the first story of any building façade.
7. Xeriscaping shall be considered for approval provided plantings, placement and ground covers meet the principles of "Waterwise South Florida Landscapes" as published by South Florida Water Management District (SFWMD).

8. See table below for front yard tree planting requirements. All trees (palm and otherwise) must be a minimum of six feet (~~6~~5') in height when planted in the ground.

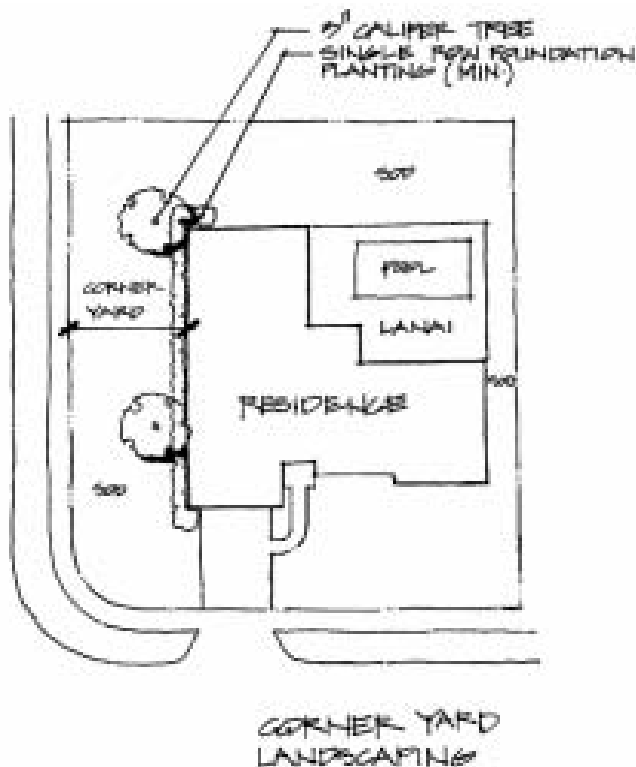
Front Lot Widths		Minimum Required Number of Trees
From	To	
	<42	1
42	69	2
70	99	3
100	127	4
>127		5

Those lots that have less than a five foot depth from sidewalk to front foundation or from street to front foundation if there is no sidewalk shall be subject to a one tree requirement except as required by an INSG.

*(The remainder of this page has been left blank intentionally.)*

### 2.2.2 38. Corner Yard Landscape

Corner yard landscaping includes that portion of the yard other than the front yard between the edge of the sidewalk, or the edge of the street pavement if there is no sidewalk, to the side of the house.



**FIGURE 44-13**

All corner yards shall be landscaped with the following:

1. At least one (1) solid row of one (1) gallon sized hedge shall be planted along the building side which faces the street. **Figure 44-13**
2. Any hedge planted along the corner yard, along the house as exhibited in **Figure 44-13**, shall be to a maximum height of eight feet (8').
3. A continuous St. Augustine sod lawn.
4. Corner yards must have at least one additional tree.
5. Xeriscaping shall be considered for approval provided plantings, placement and ground covers meet the principles of "Waterwise South Florida Landscapes" as published by South Florida Water Management District (SFWMD).
6. Corner lot landscaping shall adhere to the site plan as shown in **Figure 44-13**.

### 2.2.3 39. Garden Borders

Garden borders are allowed in all planting areas. Approved materials are: pre-cast concrete, brick, 14 gauge steel, pressure treated wood, composite wood, rubber, plastic edging, any faux stone product, poured in place concrete or natural stone. Garden borders shall not exceed a height of one foot and shall not be painted.

#### **2.2.4 40. Irrigation**

Reclaimed water for irrigation is available to all Westchase Units. Automatic in ground irrigation systems are required to irrigate all sod and landscaped areas. The system should include:

1. All irrigation systems must be from reclaimed water lines via Hillsborough County connections.
2. No well or pump shall be installed or maintained by any owner on any lot for irrigation.
3. No owner shall draw water from any water body, lake or pond within Westchase for irrigation purposes. *(See CCR, Article XII, Section 13).*
4. The back-flow preventer shall be placed out of sight and screened by landscaping.

#### **2.2.5 41. General Landscaping and Maintenance Requirements**

Landscape maintenance shall include quality maintenance of all trees, shrub, ground cover, annuals, turf grass, irrigation systems, treatment of any disease, fungus or pest and periodic fertilization.

1. Turf areas shall be regularly cut and edged to maintain a consistent appearance of quality. Except as set forth in section 2.1.31-35 of these Master Guidelines, all perimeter side and rear lot lines shall be bordered by a three foot (3') turf strip to reduce storm water runoff and potential ponding of water. Mulch or any mulch product shall not be used in lieu of turf areas along the perimeter of the lot unless used in a tree or shrub bed.
2. All damaged plant material, including but not limited to, trees, shrubs, ground cover and sod, shall be removed. If replacement is required in order to meet the minimum landscape requirements as set forth in these Master Guidelines, Owner must submit for approval per Section 1.4 of these Master Guidelines.
3. Replacement of live landscaping materials shall require MC approval only if different or additional plants are being added or plants are being removed and not replaced. MC approval is not required when planting annuals and/or replacing like kind plant products as long as they are on the approved lists.
4. Under no circumstances will open unplanted mulch areas be acceptable. Landscape beds must be sufficiently planted with shrubs and ground covers so that the entire landscape bed is appropriately covered.
5. Curbside easement areas shall be landscaped with St Augustine sod or an approved ground cover. MC approval is required for use of ground cover in lieu of sod. Mulch or mulch products shall not be used as a substitute for sod or ground cover.
6. Landscape debris shall be placed for curbside pick-up on the evening prior to yard waste pick up and may not exceed Hillsborough County Waste Management guidelines.

#### **2.2.6 42. Landscape Lighting**

Up lighting is permitted and shall wash the front facade of the home, garden bed, or significant landscape feature. Lighting colors are restricted to clear or white lights only unless changed during time periods permitted for holiday decorations under Section 3.7 of these Master Guidelines. Low voltage garden lighting is allowed.

**DRC Comment: add "unless changed during the Holiday Lighting period to complement Holiday Decorations"**



(Also see Master Guidelines, Section 2.1.9 - Exterior Lighting)

## **2.2.7 43. Landscape Materials**

1. All landscaped plants should be planted with topsoil, peat moss, and fertilizer mixtures.
2. No bare ground, white rock, sand, sea shells, leaves or pebbles are permitted for use or substitution for shrubs, ground cover, mulch or sod.
3. All shrubs, landscape beds and tree beds shall receive a ~~two~~ three inch (3<sup>2</sup>) minimum layer of mulch or mulch substitute.
4. Approved mulch and mulch substitutes are: cedar bark stone, cypress mulch, eucalyptus mulch, hardwood mulch, natural wood mulch, pine bark mulch, river rock, lava rock or pine straw. Any mulch or mulch substitute products are to be natural wood colored, brown, black or red. Under no circumstance shall more than two different mulch or mulch substitutes be used in planting beds.
- **DRC Comment:** GPI - add "cedar bark stone" as mulch option.
5. Rubber mulch is not permitted.
6. Xeriscaping shall be considered for approval provided plantings, placement and ground covers meet the principles of "Waterwise South Florida Landscapes" as published by South Florida Water Management District (SFWMD).
7. All lawns shall be any variety of St. Augustine sod. Subsequent intrusion by Bermuda will not require resodding as long as the turf is healthy.
8. Landscape boulders may be used only in landscape beds. Boulders may not be in sodded areas or in the area between sidewalk and street. They should be no less than twelve inches (12") in diameter and stand no less than twelve inches (12") or more than thirty-six inches (36") above ground level.
9. Synthetic turf may be used in backyard only and must comply with rules and guidelines published by the Florida Department of Environmental Protection (FDEP). If Hillsborough County requires a permit for installation of synthetic turf, the approved permit must be submitted to MC with the modification application. Synthetic turf must meet the following requirements:
  - a. Turf material must be lead-free.
  - b. Use of crumb rubber as infill is prohibited. Clean silica sand or sand-based products may be used as infill if products meet requirements of FDEP.
  - c. Turf must have a lifelike appearance with color and texture that mimics natural grass.
  - d. Turf must allow for water drainage. It must prevent pooling and runoff to adjacent properties or rights-of-way.
    - i. Turf must be installed over a subgrade that is prepared for positive drainage and a porous material at least 3 inches thick.
    - ii. Turf backing must be permeable (e.g., dual-flow or hole-punched) to allow water to pass through.
  - e. A barrier device (e.g., a concrete mow strip or pavers) is required to separate the artificial turf from live plants.
  - f. Turf cannot be installed with an in-ground irrigation system in non-active areas. If in-ground system is already installed, irrigation heads must be removed and pipe capped.
  - g. Turf must be installed according to manufacturer's specifications.
  - h. Turf must be anchored at all edges and seams to ensure that turf will withstand the effects of wind.
    - i. Turf must be maintained in good condition, with no rips or tears.
- **Attorney Comment:** While the FDEP has hosted a rule-making workshop and published possible standards and requirements, the applicable rules have not yet been adopted. Consequently, future revisions to this section maybe necessary.

#### **2.2.8 44. Plant Material List**

The following plant material is considered to be appropriate for Westchase. These plant materials have been chosen for their natural or adaptable qualities and their function in the landscape. All annuals and perennials are allowed and planting does not require approval. Vegetable gardens are only allowed in the rear yard or in the side yard if set back at least 10 feet from the front corner of the house and screened from public view.

**Approved Tree and Palm List**

Acacia, Sweet	Elm, Drake	Oak, Live *	Palm, Sylvester
Anise, Star	Elm, Florida *	Oak, Shumard *	Palm, Thatch
Ash, Green *	Elm, American	Palm, Areca	Palm, Washingtonian
Ash *	Elm, Winged *	Palm, Arenga	Palmetto, Dwarf
Bay, Loblolly *	Guava, Pineapple	Palm, Cabbage (Sabal)*	Photinia–standard
Birch, River *	Hickory	Palm, Canary Island Date	Pigeonplum
Blueberry, Japanese	Holly, Chinese	Palm, Chinese Fan	Pine, Southern Slash *
Bottlebrush	Holly, Dahoon	Palm, Christmas	Plum, Chickasaw *
<u>Bottle Palm</u>	Holly, Eagleston	Palm, Dactylifera-Medjool	Plumeria
Buttonbush	Holly, Myrtleleaf *	Palm, Date	Powderpuff
Buttonwood, Silver	Holly, Nelly Stevens	Palm, European Fan	Privet, Florida
Cassia, Golden Shower	Holly, Yaupon	Palm, Fan	Redbud, Eastern*
Cedar, Red *	<u>Japanese Blueberry</u>	Palm, Fishtail	Sea Grape*
Cedar, Southern Red *	Jatropha	Palm, Foxtail	Stopper, Tree
Crape Myrtle*	Ligustrum Tree	Palm, Needle *	Sugarberry
Cypress, Bald	Magnolia, Southern *	Palm, Paurotis	Sweetgum
Cypress, Leyland	Magnolia, Sweetbay *	Palm, Pindo	Sycamore*
Cypress, Pond *	Maple, Red*	Palm, Pygmy Date (Roebelinii) *	Tabebuia, Purple, Pink or Yellow Trumpet
Dogwood, Flowering *	Marlberry	Palm, Queen	Tamarind
Dogwood, Japanese (Kousa)	Myrtle, Wax *	Palm, Senegal Date	Tupelo, Black Gum
Elm, Chinese	Oak, Chestnut *	Palm, Silver	
*Denotes Florida native species			

**Approved Shrubs and Ornamentals Shrub Selections**

Agapanthus (Lily of the Nile)	Fern, Foxtail	Holly, Nellie Stevens	Palm, Coontie
Allamanda	Fern, Holly	Hydrangea	Palmetto*
Anise, Yellow *	Fern, Wood	Iris, African	Philodendron
Azalea	Fetterbush	Ixora, Dwarf	Phontina, Red Tip
Beautyberry	Firecracker Plant	Ixora, Maui	Pittosporum
Bird of Paradise	Firebrush	Ixora, Standard	Plumbago
Bougainvillea	Gallberry	Jasmine Cape	Podocarpus
Bottlebrush	Gardenia	Jasmine, Downy	Rose
Boxthorn	Gardenia, Grafted	Jasmine, Primrose	Sage, Texas
Boxwood, Japanese	Ginger, Red	Jasmine, Wax Leaf	Sago, King
Bush, Butterfly	Ginger, Variegated	<u>Japanese Blueberry</u>	Sago, Queen
Bush, Daisy	Gold Mound	Jatropha	Schefflera Dwarf Arboricola
Camellia	Grass, Aztec	Juniper Parson's	Snowbush

Cardboard Plant	Grass, Border	Juniper, Pfitzer	Stopper, Simpson's
Carolina Allspice	Grass, Fakahatchee	Juniper, Shore	Sweet Almond Bush
Clusia	Grass, Fountain	Lantana, Native *	Thryallis
Coffee, Softleaf*	Grass, Muhly*	Lantana, Purple	Tibouchina
Coffee, Wild	Grass, SandCord*	Lantana, Bush	Ti (Cordyline) Plant
Croton all types	Hawthorne, Indian	Ligustrum	Viburnum, Awabuki
Crown of Thorns	Hibiscus (all types)	Lily, Crinum	Viburnum, Blackhaw
Daylily	Holly Burford (dwarf)	Lily, Flax	Viburnum, Sandankwa ( <u>Viburnum Suspensum</u> )
Eugenia	Holly, Buford (Standard)	Lily, Spider*	Viburnum, Sweet
Fatsia	Holly, Carissa	Loropetalum	Viburnum, Walter's*
Fern, Autumn	Holly, Chinese	Myrtle, Crape	Virginia Sweetspire
Fern, Boston (Sword)	Holly, Dwarf Chinese	Myrtle, Wax*	Wiregrass
Fern, Cabbage Palm	Holly, Dwarf Yaupon (Ilex Schilling)	Nandina, Dwarf	Yesterday-Today- Tomorrow
Fern, Cinnamon	Holly, Japanese	Oleander	Yucca
Fern, Royal*			
*Denotes Florida Native species			

<b><u>Approved Ground Cover Selections</u></b>	
Aztec Grass	Mimosa, Sunshine (Powderpuff)
Blue Daze, <u>Blue My Mind (Dwarf Morning Glory)</u>	Minima Jasmine
Dwarf Confederate Jasmine	Mondo Grass
English Ivy	Peanut Perennial
Evergreen Giant Liriope	Periwinkle
Liriope	Tampa Vervain
	Varnish Leaf

<b><u>Approved Trees Restricted To Rear Yard Placement Only:</u></b>
Bamboo – Clumping, including: Dwarf Buddha Belly – Bambusa Vulgaris Wamin Sunburst – Bambusa Perrvariabilis Viridistriata Slender Weaver's – Bambusa Textilis Gracilis
Citrus or other fruit trees (limit one)
Guava, Pineapple
Hong Kong Orchid Tree
Jacaranda

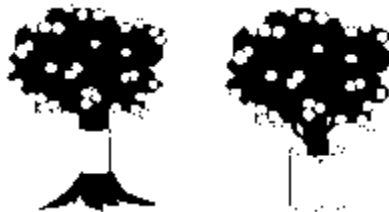
<b><u>Approved Vines:</u></b>		
Bougainvillea	Jasmine	Moonflower
English Ivy	Jessamine, Yellow*	Passion

Fig, Creeping	Mandevilla	Wisteria, American or Evergreen
Honeysuckle, Coral		

- **DRC Comment: GPI & Owner** - add bottle palm to approved palms
- **DRC Comment: MOD CMTE - 2.2.8 Plant Material List** – Homeowner requested addition of Viburnum Suspensum, but this plant is already listed under approved shrubs under the common name Viburnum, Sandankwa. Suggest modifying to read “Viburnum, Sandankwa (Viburnum Suspensum).”
- **DRC Comment: 2.2.8 Plant Material List – Approved Ground Cover** Modify “Blue Daze” to read “Blue Daze, Blue My Mind (Dwarf Morning Glory)”. All are *Evolvus* hybrids (Blue My Mind is the more popular hybrid at the moment from Proven Winners).
- **DRC Comment:** Add Japanese Blueberry to tree and shrub list

#### **2.2.9 45. Proper Spacing and Pruning of Fruit Trees**

Fruit trees should be isolated, not touching any fence, overhead wire, or the branch of other trees. Lower branches of the tree should not touch the ground. Prune fruit trees so that the ground under them is open and visible. Remove all fallen fruit. The placement of a tree “guard” on the trunks of fruit trees will keep animals, including rats out of trees. **Figure 12-14.**



**FIGURE 12-14**

Tree Guards on the single trunk fruit tree and around a multi-trunk tree

*Note: Tree guards can be a piece of sheet metal eighteen to twenty-four inches (18”-24”) wide and as long as the circumference of the tree plus two inches (2”). If your tree has a short or forked trunk, then a sheet metal wall, two feet (2’) tall around the tree will reduce animal access to it.*

#### **2.2.10 46. Tree Removal**

Acceptable reasons for tree removal are outlined in CCR, Article XII, Section 16. Before any trees are removed, a Modifications Request must be submitted and approved. It must include:

1. a plat of the Unit showing and identifying all trees on the property including those to be removed;
2. an explanation of why the tree or trees are to be removed with any supporting material such as pictures or a certification from an arborist as to the health of the tree;
3. details on any plans for replacing the removed tree or trees including the variety and size of the new plantings;
4. when appropriate, a copy of the permit, approved by approval by permit Hillsborough County for

the removal of the tree or trees; approval by the MC does not imply compliance with any Hillsborough County requirement for tree removal, including, but not limited to, replacement planting on homeowner's property.

- **DRC Comment:** #4 above - revise to read ...a copy of the "approved permit" by Hillsborough County.... Modify #4 to include that WCA approval does not imply compliance with any Hillsborough County requirement for tree removal, including replacement planting on homeowner property.
- **Attorney Comment:** We changed from WCA approval to MC approval.

Trees that are within an easement area, including those that are curbside, shall not be removed by an Owner without the written consent of the CDD, ~~and~~ Hillsborough County ~~or~~ and a licensed certified arborist or a certified landscape architect, where appropriate. The WCA shall provide a final decision only after the CDD approves the WCA Modification Application in writing. The CDD may require that trees removed from an easement area be replaced with trees from an approved tree list. Submission of certification from an arborist or landscape architect does not eliminate the requirement for proof of approval by Hillsborough County, the CDD or any sub association when required.

- **DRC Comment: Eric** - change "or" to "and" as follows ...shall not be removed by an Owner without the written consent of the CDD and Hillsborough County "and" a licensed certified arborist or a certified landscape architect, where appropriate.

## **2.2.11 47. Standard Fencing**

All fences must conform to the fence details included in these Master Guidelines, unless otherwise set forth in an ~~See INSG for acceptable fence details.~~ Standard lot fences shall be six feet (6') in height. Variations in height up to eight feet (8') may be approved for rear lot lines where the grades on adjoining lots are different. Fences are to be set no more than three (3) inches off the ground. It is preferred that fence panels/ slats be oriented in a vertical direction only, but a horizontal orientation is allowed.

Fence posts shall be placed on the inside of the property with fence panels on the outside. Fences on property lines must be full height, except for conservation, golf course or lake lots where specific view standards apply. The point at which a fence ties to the house shall be no closer to the front of the house than ten feet (10'), unless fence is being used for screening of mechanical equipment, in which case the fence must comply with section ~~2.1.11~~ 13. (Detailed drawings are attached in Appendix A-1, A-2, A-3).

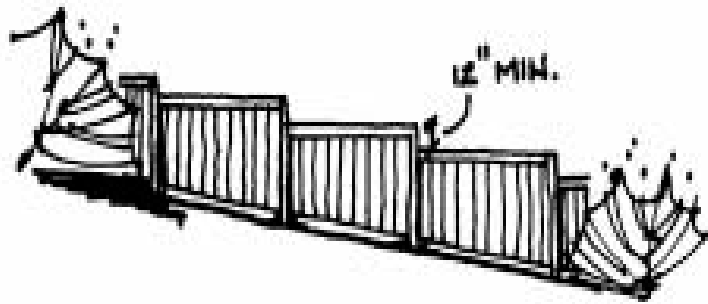
Subject to any setback requirements and limitations in INSGs, all fences are to be constructed on or adjacent to the property lines of the Unit and enclose substantially all of the back yard. Dog runs or animals pens of any sort are prohibited.

A living fence (hedge, shrub) may be used in lieu of the wood, vinyl or metal fencing ~~and permitted in Neighborhoods~~ provided it adheres to the height and location requirements ~~of any standard for~~ set forth in these Master Guidelines or INSGs. Any living fence shall also comply with ~~fence~~ Master Guidelines and INSGs for fences on ~~for~~ golf courses, lakes, ponds and conservation areas. No living fence shall block any neighbor's view or cause a sight distance hazard. ~~All~~ Unless otherwise provided in these Master Guidelines, living fences must be trimmed to no higher than eight feet (8').

**Attorney Comment:** This was not on the DRC's list of amendments, but we suggested the revisions.

#### **2.2.12 48. Fences on Slope**

The preferred approach to transition Fencing on a slope may be transitioned over grade changes with fencing is to stair-step (stagger) through use of racking or stair-stepping (staggering) the fence down the slope. When stair-stepping (staggering) is used, changes in elevation are to occur at normal post intervals with a maximum step down of twelve inches (12") per panel. The top rail is to be level with the horizon as shown in **Figure 13-15**.



**FIGURE 13-15**

- **DRC Comment:** jack-2.2.12 Add... "The use of racking is also an acceptable approach".
- **Attorney Comment:** We suggested alternate language. Specifying a "preferred" approach does not impose any requirement.

#### **2.2.13 49. Fences on Golf Courses, Lakes, Ponds and Conservation Areas**

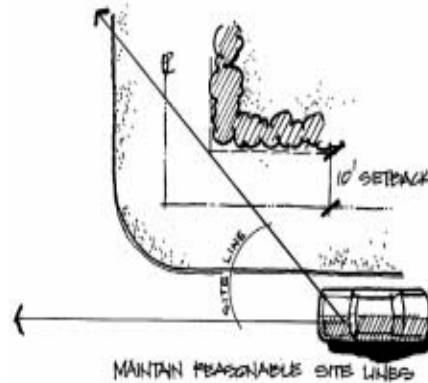
Full height solid or living fences which inhibit any neighbor's view to the golf course, or any lake, pond or conservation area are not allowed. Additional INSGs may apply. Notwithstanding any other provision in any INSG, only metal fences are permitted on Lots that abut a lake, pond, or conservation area.

- only metal fences are permitted on lakes and ponds;
- only metal fences or living fences that are no higher than five (5) feet are permitted on Lots that abut a golf course or conservation area.
- For those Units that have a side yard drainage easement as noted on the lot survey, a five (5) foot wide front gate and rear gate must be installed along the easement section in order to allow the CDD access to the lake frontage for maintenance purposes.

**Attorney Comment:** we recommended a change to avoid conflict with 2.2.11 (now 37) which seems to allow living fences on lots that abut golf courses, lakes, ponds, and conservation areas as long as the living fence does not block the neighbor's view. DRC advised that living fences should not be permitted on lots that abut lakes or ponds.

#### **2.2.14 50. Fence Sight Lines**

Fences and hedges should be maintained a minimum of ten feet (10') back from the front corner of the house, unless further limited by an INSG, and at such other greater distance so as not to impede reasonable lines of sight for vehicular traffic as shown in **Figure 14-16**. Six foot (6') fences fronting on a side street should be at a height of six feet (6') to the rear property line.



**FIGURE 14-16**

#### **2.2.15 51. Standard Fencing Materials and Styles**

1. Wood, metal and vinyl fences are allowed as detailed below.
2. Privacy (solid), semi-privacy (spaced board), shadowbox, and board on board styles are permitted as detailed below.
3. Additional materials and styles may be allowed if indicated in an INSG. Limitation on materials, styles, locations and heights may be imposed in an INSG.
4. All fences on a Unit must be of the same material and style unless otherwise required by INSG.
5. Chain link and vinyl clad chain link fences with metal post are only permitted as provided in INSG.
6. No painting of any fence is allowed, unless being used to screen mechanical equipment or otherwise specified in INSG.

##### **A. Shadowbox Fence**

1. Must be made of vinyl as set forth in sub-section D, below, or wood, as set forth in sub-section E, below.
2. Posts must be four inch by four inch (4" x 4") by eight feet (8') and set in ground two feet (2').
3. Post spacing must be no more than eight feet (8').
4. Stringers must be two inches by four inches (2" x 4") and attach to posts using 13d nails.
5. Outside Rails/Top Face Board must be one-half inch by four inch (½" x 4") using one and one-half inch (1 ½") galvanized fastener.
6. Pickets must be one-half inch by four or six inch (½" x 4" or 6") using one and one-half inch (1 ½") galvanized fastener at the two inch by three inch (2" x 3") stringer.

##### **B. Board on Board Fence**

1. Must be made of vinyl as forth in sub-section D, below, or wood, as set forth in sub-section E, below.
2. Posts must be four inch by four inch (4" x 4") by eight feet (8') and set in ground two feet (2').
3. Post spacing must be no more than eight feet (8').
4. Stringers must be two inches by four inches (2" x 4") and attach to posts using 13d nails.
5. Pickets must be one-half inch by four or six inch (½" x 4" or 6").



### C. Metal Fencing

1. Must be black in color.
2. Posts must be five feet (5') above ground, unless otherwise specified in INSG or sub-section E, below, constructed of two inch by 2 inch (2" x 2") square metal and be installed a minimum of two feet, six inches (2' 6") into footing, unless otherwise specified in INSG.
3. Post tops must be two inch by two inch (2" x 2") Flattop, ball or pyramid top style.
4. Post spacing must be six feet (6') apart.
5. Bottom rails must be one and one-half inch by one and one-half inch (1 ½" x 1 ½") and set four inches (4") above grade.
6. Upper rail must be set four feet, five inches (4' 5") above grade and seven inches (7") below the top rail.
7. Top rail must be a height of five feet (5'), unless otherwise specified in INSG or sub-section E, below.
8. Pickets must be five-eighths of an inch (5/8") square and a distance of four inches (4") from post. Pickets shall be flat top or pointed-top pickets
9. Does not require step down halfway back on rear of property on affected lots.
10. Metal may be residential or commercial grade.

### D. Vinyl Fencing

1. Only virgin vinyl material shall be used. Recycled vinyl materials are prohibited.
2. Permitted styles include only privacy (solid), semi-privacy (spaced board), shadowbox, and board on board.
3. Material must be beige, tan, light brown or weathered gray in color. ~~A wood grain look is preferred.~~
  - DRC Comment: Add "white" to material color options. Reversed. White Vinyl removed but may be addressed through INSGs.
  - DRC Comment: Delete "A wood grain look is preferred"
4. Material must be warranted for at least 20 years but a lifetime warranty is preferred.
5. Fence must be a consistent height without latticework or pickets.
6. Posts must be a minimum of five inch by five inch (5" x 5") by eight feet (8') and set in the ground two feet (2'). However, four inch by four inch (4" x 4") posts are acceptable for fences that are four foot (4') in height. Metal inserts must be included on the bottom rail on any panel over six feet (6') in width.
7. Post spacing must be no more than eight feet (8').

### E. Wood Fencing

1. Permitted styles include only, semi-privacy (spaced board,) shadowbox, and board on board.
2. Must be made of cypress, pressure treated #2 spruce, or pressure treated pine only.
3. Clear wood stain or clear wood sealant for fencing is allowed.
4. Colored stain will be allowed for wood fences as long as the color is comparable to Sherwin Williams semi-transparent stain colors Baja Beige (SW 3509), Banyan Brown (SW 3522), Crossroads (SW 3521) or Woodridge (SW 3504) over which a clear sealant can be applied.
5. As an alternative, a stain and sealer combination will be allowed for wood fences as long as the color is comparable to Thompson's Water Seal Semi-Transparent Stain and Sealer colors Natural Cedar, Honey Gold or Timber Brown.  
Any manufacturer's product may be used as long as the colors are comparable

### F. Pool Fences/Child Barriers

1. Pool fences or child barriers shall be permitted around pools as needed to comply with local ordinances, Florida Statutes, and the Florida Building Code.
2. Pool fences or child barriers must be constructed of black metal or mesh with vertical support posts. If constructed of mesh with vertical support posts, materials must be black, white or gray.
3. Pool fences or child barriers must be at least four feet (4') in height.
4. Pool fences or child barriers must be placed no less than twenty inches (20") and no more than thirty-six inches (36") from the water's edge.

## **~~2.3~~ 52. Florida-Friendly Landscaping Guidelines**

The principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. **This Section 2.3 is supplemental to Guidelines stated elsewhere in Section 2.2 Landscape/Irrigation requirements stated elsewhere in of these Master Guidelines.**

Florida-Friendly Landscape promotes the conservation of water by the use of site adapted plants and efficient watering methods which generally results in a long-term reduction of irrigation, fertilizer, and pesticide requirements, costs, energy, and maintenance; and WHEREAS, a Florida-Friendly Landscape encourages a reduction of total energy expenditures such as water pumping and treatment, manufacture and shipping of fertilizers, insecticide, and other gardening chemicals, operation and maintenance of mowers, edgers, blowers and other combustion based yard equipment, as well as labor; and WHEREAS, community-wide Florida-Friendly Landscape efforts are designed to save significant amounts of water to preserve local water supplies such that cumulative benefits may reduce or postpone the need for community potable water supply expansion.

The intent of this document is to address the (9) principals of Florida landscaping and how they will be enforced and applied to residents that want to install a Florida Friendly Landscape.

Florida Friendly Landscaping shall adhere to the ~~Westchase Master Residential~~ Guidelines (latest edition) in addition to the following items.

### **Principals of Florida Friendly Landscaping:**

- #1 Right Plant Right Place
- #2 Water Efficiency
- #3 Fertilize appropriately
- #4 Mulch
- #5 Attract Wildlife
- #6 Manage Yard Pests
- #7 Recycle Yard Waste
- #8 Reduce Stormwater Runoff
- #9 Protect Waterfront

### **#1 Right Plant Right Place -**

Provided herewith in **Appendix 100-102** is a list of approved plant materials to be utilized to develop a palate of plant material for each individual property when preparing a Florida Friendly landscape design. For Florida Friendly submissions only, the plant lists in Appendices 100-102 should be used as a substitute for the plant materials listed in Section 2.2.8. **Some plants have been removed from the list due to unfavorable conditions or designated as invasive**

**by the Florida Exotic Pest Plant Council (FLEPPC); Appendix 103 identifies Unapproved Materials.**

Specific site conditions must be considered when selecting plant materials including existing soils, drainage, shade, site visibility, proximity of mature protected plant species, water bodies, etc (See Appendix 105 for an Example of Existing Site Conditions Analysis).

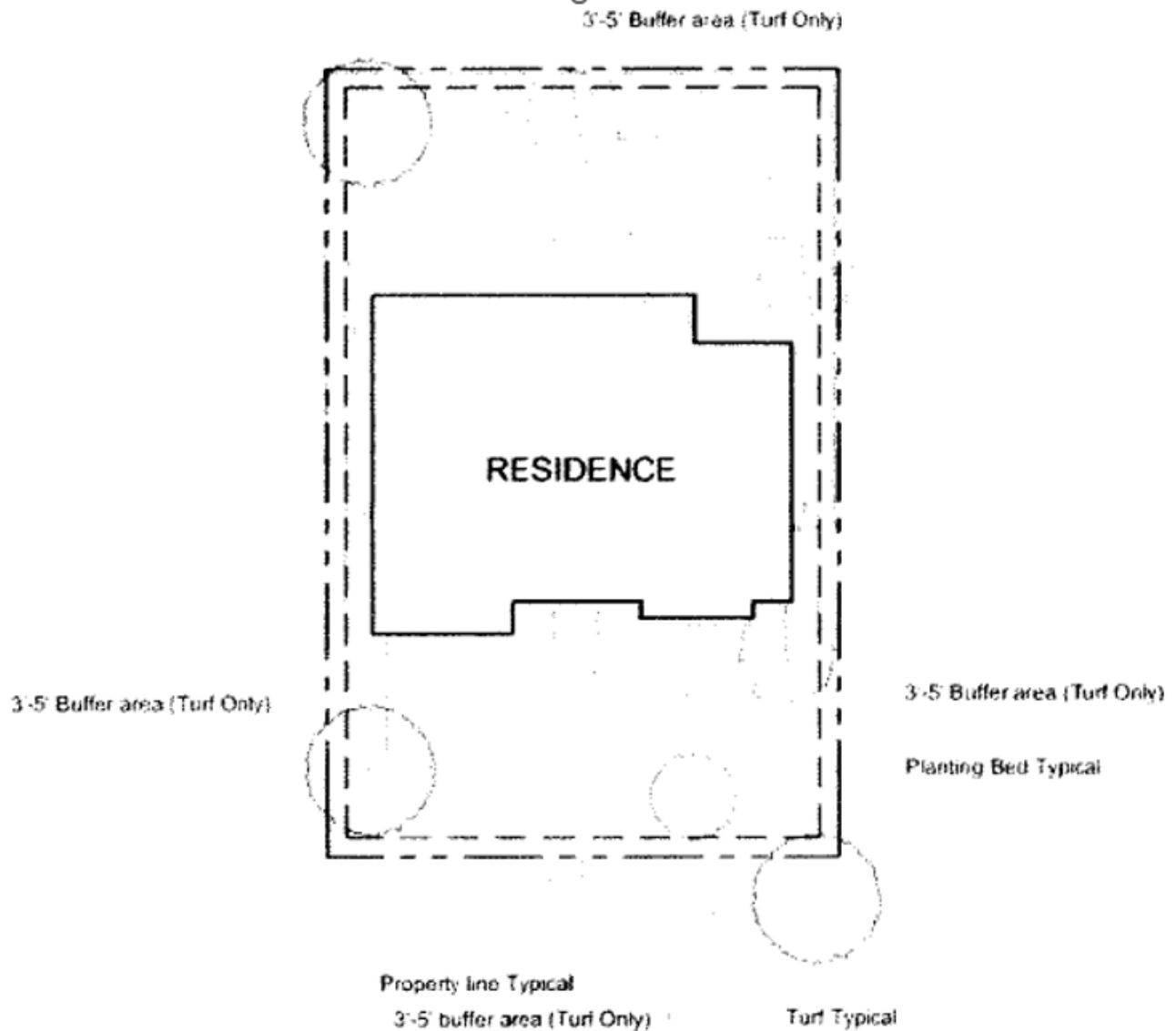
Under no circumstances shall the landscape planting bed area exceed 50% of the front yard area including side yards for corner lots. Additionally, no landscape beds shall be permitted between the edge of Right-of-Way and roadway curbing. This area is to be planted with St. Augustine Turfgrass varieties only with appropriate irrigation. Backyard planting areas may not exceed the 50% turf grass rule and must have a 3'-5' wide strip of turf as shown in Figure 17.

Front and side yard 50% turf grass rule does not include required sod area between the edge of right-of-way and roadway curbing.

The maximum number of shade trees allowable for front yards is no more than 1 above the minimum required for all lot sizes. Corner lots may plant a maximum of 2 trees above the minimum requirements. (3 palm trees or 2 small ornamental trees may be substituted for 1 shade tree). Ornamental trees shall be defined as a tree that has a mature height less than 30'. See Section ~~2.2.1~~ 37 Front Yard Landscape for minimum required number of trees or palms.

All perimeter property lines shall be protected by a 3'-5' wide strip of turf to accommodate drainage and storm water runoff. (See Figure #17 on the following page.)

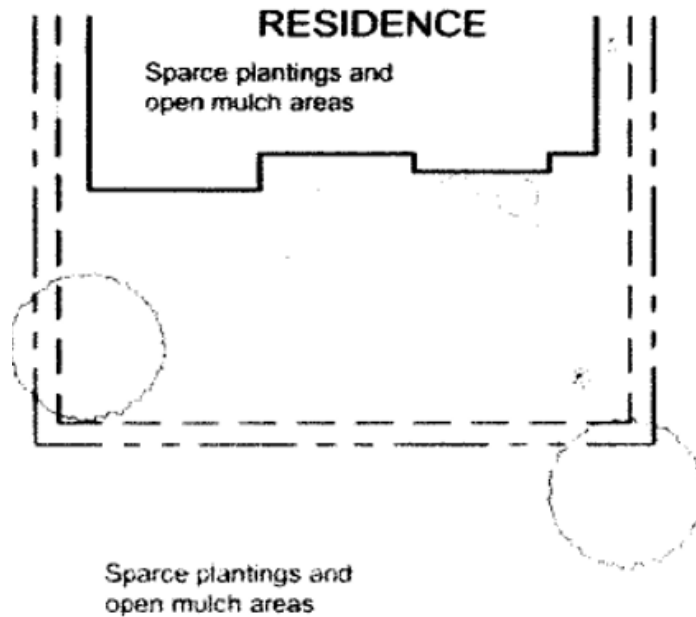
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**FIGURE 4-17**

Under no circumstances shall open unplanted mulch areas be acceptable. Planting beds must be fully planted with shrubs and groundcovers so that the entire landscape bed is fully covered within an 18 month establishment period. Plant material shall be space according to growth habits that will ensure coverage within the 18 month establishment period. Additionally, the design intent must include a predominance of large groupings of like plant materials (see Appendix 107 for example plan) with selected accent material. Planting beds with multiple varieties of individual plant material is not allowed for front and corner lot side yards visible to adjacent streets (See Figure #2 18 on the following page).

*(The remainder of this page has been left blank intentionally.)*



**FIGURE 2 18**

All front and side yards for corner lots shall be kept in a neat and orderly appearance with appropriate pruning and weeding of landscape beds. Shrub material shall not exceed 6' in height for front and side yard applications. This is supplemental to Section 2.2.2 Corner Yard Landscape of these Master Guidelines.

Maintenance methods shall strictly adhere to Best Management Practices (BMP) as Identified by the Department of Environmental Protection (DEP). All maintenance contractors and personnel are required to be trained and certified in BMP.

Any plant material of poor health that is deemed unsightly shall be replaced with like plant material within the notification period stated in the violation notice.

Minimum Plant Sizes shall be as follows:

<b>Plant Type</b>	<b>Minimum Sizes</b>
Shade Tree (Greater than 30' Mature)	5" Caliper for front yards or side yard
Ornamental Tree (Smaller than 30' Mature)	2" Caliper, 1" per stem for multi-trunk
Palm Trees (Single trunk)	6' Clear Trunk
Shrubs	3 Gallon Container
Groundcover	1 Gallon Container

See Appendix 105 thru 107 for a template Florida Friendly Landscape Plan to use as a reference guide in developing individual residential Florida Friendly designs.

*(The remainder of this page has been left blank intentionally.)*

## **#2 Water Efficiency -**

By choosing plant materials with like water requirements that fit the site conditions, an efficient watering program can be developed to fit the landscape design selected for the property.

**Water Efficiency methods shall supplement Section 2.2.4 Irrigation of the Master Guidelines.**

The irrigation system shall be designed to water turf areas independently of shrub planting areas by designing the irrigation system with separate zones for turf and shrubs (**see Appendix 108 for irrigation design recommendations**).

Micro irrigation or low volume drip irrigation is recommended for shrub planting areas to reduce overwatering and minimize runoff.

Space irrigation heads so that the spray head spacing does not exceed 55% of the heads nozzle radius. Drip irrigation lines to be spaced based on product emitter spacing and plant material spacing.

Calibrate the irrigation system to apply no more than 1/2"-3/4" of water per application and per current watering restrictions ~~guidelines~~.

Irrigation controller to be equipped with multi programmable features and battery backup.

Ensure proper moisture control sensors/rain shut off devices are installed per State and local regulations.

**See Appendix 104 & 108** for approved irrigation design and equipment recommendations.

## **#3 Fertilize Appropriately -**

**This section supplements Section 2.2.7 Landscape Details of the Master Guidelines regarding the use of fertilizer.** Review your lawn to determine if fertilizers are needed. Perform a visual review of the lawn looking for yellowing or other signs of nutrient deficiencies.

Fertilize only during the growing season.

Perform a soil analysis to determine what nutrients are currently available in the soil and at what levels.

Use slow release fertilizers that will provide nutrients to plant materials for an extended period of time and reduce runoff into adjacent water bodies and environmentally sensitive areas.

Following application of fertilizers, apply a 1/4" to water in fertilizers.

Avoid fertilizing within 10' of any water body to reduce runoff.

Refer to the University of Florida/IFAS recommendations for fertilizer application rates for specific plant species.

## **#4 Mulch -**

**The Master Guidelines define areas and methods where mulch is prohibited including Section 4.4.3 Driveways and Sidewalks.**

Refer to **Appendix 104** for approved and unapproved mulching materials. This is supplemental to **Section 2.2.7 Landscape Materials of the Master Guidelines** which provides direction on mulch application.

Mulch shall be maintained at 2"-3" depth for all planting beds.

Mulch beds to be maintained weed free in appearance for all visible landscape beds. Do not pile mulch around the trunk of trees as this may damage the tree.

No mulch is allowed within the 3'-5' buffer area.

**Under no circumstances shall more than 2 types of mulching material be used. The minimum area of usage for any one type of mulch is 30% of the overall mulched areas.**

#### **#5 Attract Wildlife -**

Flowering plants or plant material with flowers and berries can be used for front yards and side yards for corner lots that will attract wildlife, however only back yard areas can be designated a wildlife habitat area. **The Master Guidelines define the portions of the yard that are considered the front yard in Section 2.2.1 37 Front Yard Landscape.**

As noted above all front yard and side yard corner lots shall be maintained in a neat and orderly appearance by regular pruning. If applicable, pruning of flowers or berries will be necessary during the growing season to properly maintain the appearance of the plant material and overall landscape.

Preservation of existing vegetation is also an opportunity to create or maintain wildlife habitat areas. **See Section 4.2.2 of the Master Guidelines for Protection of Existing Vegetation.**

#### **#6 Manage Yard Pests Responsibly -**

Although it may be necessary to apply herbicides and insecticides to control infestations or outbreaks, it is recommended that an Integrated Pest Management (IPM) strategy be used as a basis to control pests before an infestation occurs.

Key methods to use an (IPM) approach:

- a. Appropriate plant placement "Right Plant Right Place"
- b. Inspect and select plant material that is in a healthy condition before planting
- c. Use appropriate watering schedules and fertilizer schedules for healthy plants
- d. Inspect plant material regularly
- e. Maintain St. Augustine sod areas at 1.5"-4" height depending on variety. **Section 2.2.1 37 Landscape Details of the Master Guidelines define additional St. Augustine sod requirement**

#### **#7 Recycle -**

When possible utilize a mulching mower to recycle nutrients back into the existing turf areas. Grass clippings shall not be visible after mowing.

Composting of yard waste is allowed with an approved composting device no larger than (40" Height X 36" Width/Depth) located in the backyard or sideyard of the property (at least 10' back from the front wall of the residence) and is screened from view of adjacent roadways and the first floor of adjacent residences. Compost can be used to amend soils and increase soil fertility.

**The location of the composter is to be placed directly behind and against the footprint of the residence to reduce the possibility of odor reaching neighboring properties. The composter is required to have a functioning sealed lid to reduce odors.**

#### **#8 Reduce Stormwater Runoff -**

A mandatory 3'-5' turf planting strip (Buffer Area) shall be located on all perimeter property lines to reduce storm water runoff and potential ponding of water adjacent to residential structures (See Figure #1-17). **See Section 4.4.1 Grading and Drainage of the Master Guidelines.**

Rain gardens shall be limited to the back yards of residences only.

Pervious & impervious surfaces can be utilized for back yard activities and access ways from the front yard to the rear yard.

Approved surfaces include:

Approved Mulch Material

Approved bricks, stone pavers, natural stone set on permeable surface

Redirect downspouts into open lawn areas to allow for percolation into surrounding turf areas and landscape plantings.

The use of rain barrels to reduce storm water runoff is allowed in back yard areas only. Rain barrels must be adequately screened from adjacent roads and first floor of neighboring residences.

**One rain barrel of 55 gallons with mosquito netting may be located on the side yard with appropriate screening.**

#### **#9 Protect the Waterfront -**

A 10' maintenance free buffer zone shall be maintained between the water's edge and limits of mowing and fertilizer/pesticide applications. Additionally, mowing activities shall not blow grass clippings into this 10' maintenance free buffer zone.

**Section 4.2.6 Sediment Control of the Master Guidelines describes how to utilize Sediment Control when installing Florida Friendly Landscaping.**

#### **Florida Friendly Landscape Submittal Requirements:**

A landscape design plan shall be submitted for review and approval of any modifications to the existing landscape design. See Section ~~3-2-2~~ 53.4 of the Master Guidelines Modification Committee (MC) Right to Review.

**Plan submittals will be allowed for front yard, back yard or the entire property (front and back yard). Side yard treatments shall be included in all submittals**

The landscape design plan will include the following:

- a. Property layout including all property lines and structures.
- b. Address and home owners
- c. Adjacent roads, sidewalks and Right-of-Way
- d. North arrow and scale
- e. Existing mature vegetation to remain/removed and preservation
- f. Percentage of sod to remain in front and side yards for corner lots
- g. Percentage of sod to remain in back yard areas
- h. Maintenance of existing drainage patterns & 3'-5' perimeter buffer turf area identified on the plan
- i. Plant schedule of proposed plants to be installed on the property including quantities for each plant bed
- j. Spacing of proposed plant material
- k. Locations of all planting beds
- l. Identify planting bed edging material if applicable
- m. Type of mulch to be used
- n. Locations of wildlife habitat areas (plant materials only)
- o. Locations of rain gardens



- p. Locations of rain barrel
- q. Shoreline protection area if applicable
- r. Location of composter and manufacturer (note: self made composters are not allowed)
- s. Identify turf species and locations.
- t. Provide photographs of proposed plant materials to be installed to verify that quality meets or exceeds (WCA) standards.
- u. Provide photographs of each side of the current residence
- v. Locate any above ground utility box or structure on the landscape plan
- w. Identify sight visibility triangles as shown in Section 2.2.14 of the current ~~(WCA)~~ Residential Design Master Guidelines
- x. Plan shall meet the requirements identified within this document and the current ~~(WCA)~~ Residential Design Master Guidelines

In addition to the requirements of the landscape design plan, a separate irrigation design layout plan shall be submitted for approval including the following:

- a. Property layout including all property lines and structures.
- b. Address and home owners
- c. Adjacent roads, sidewalks and Right-of-Way
- d. North arrow and scale
- e. Existing mature vegetation to remain
- f. Existing reclaimed water meter
- g. Backflow prevention device location
- h. Available water pressure and flow in Gallons per Minute (GPM)
- i. Zone schedule identifying irrigation method for each zone and application rates in (GPM or gallons per hour (GPH)
- j. Scheduled zone runtimes and seasonal adjustments
- k. Spray head, rotor head, micro irrigation and drip tube manufacturer, model, locations and spacing. Note: use separate symbols for each head or emitter type and radius
- l. Spray/rotor head radius
- m. Verify the use of matched precipitation rate nozzles
- n. Irrigation clock/timer manufacturer, model number and number of zones
- o. Locate rain shut off device and or moisture sensor

### **3. 53. DESIGN APPROVAL PROCESS FOR CONSTRUCTION**

#### **3.1 53.1 Request for Review and Approval**

The MC was created to establish and maintain consistent and compatible design standards within Westchase. The MC shall be responsible for the review and approval of any proposed new or additional construction and for the review and approval of any proposed alterations, additions, or improvements to the exterior of existing residential structures and/or lots. In conducting their approval responsibilities, the MC must determine whether the request of any applicant is consistent with the established Covenants, Master Guidelines and INSGs ~~these Master Guidelines~~.

**Attorney Comment:** consider removing as duplicative of sections above or incorporating all design submission and review procedures in one section.

### **3.2 53.2 Construction Review Procedures**

Any proposed construction shall be reviewed by the MC as provided in this Declaration. No Unit shall be built without written evidence of MC approval. To obtain approval to build in Westchase, the procedure described herein has been established:

#### **3.2.1 53.3 Application Procedures**

Plans: All applications shall identify the lot, block and section numbers, address, owner name and specific details about the proposed elevation and roof materials, colors of the home. This information shall be in a summary to which is attached an eight and a half inch by fourteen inch (8½" x 14") survey and plot plan prepared and sealed by a registered surveyor. The survey plot plan should show the location of the outer limits of the foundation and the dimensions of proposed minimum setbacks for each lot boundary. The survey should also indicate the required drainage pattern of the lot. Other improvements visible to a public street or another lot, such as landscaping, pools and decks, fencing, etc. should be submitted at the same time, if known. Although the remaining proposed exterior items may be submitted at a later time prior to completion of the improvements, no design application or approval is deemed complete until all the required elements are submitted and reviewed by the MC.

#### **3.2.2 53.4 Modification Committee (MC) Right to Review**

The MC reserves the right to request and review the following:

- Final Exterior Elevations. Specifications, materials, colors.
- Roofs. Pitch, materials, product photos.
- Fascia and Trim. Section details, materials, colors.
- Exterior Doors and Garage Doors. Specifications, materials, product photos, colors.
- Patio, Deck, Balcony, and Porch. Specifications, materials, colors.
- Fences/Walls. Design details, materials, colors.
- Screened Porches and Pool/Deck Enclosures. Structure, materials, colors, roof materials.
- Mechanical Equipment. Location, screening details.
- Landscape Proposal. Tree preservation and drainage plan
- Driveways. Materials, finish, colors.

MC will review the application and design documents within forty-five (45) days after submission and return one set of plans to the ~~Unit~~ Owner with the appropriate comments. In the event MC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after receipt, the plans shall be deemed ~~approved~~ denied.

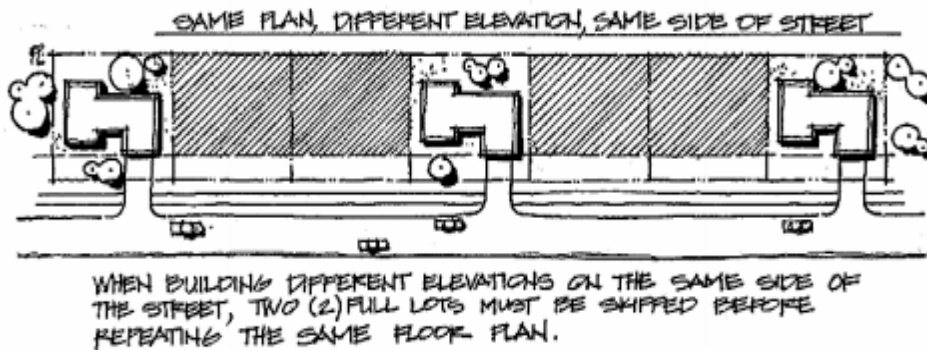
- **DRC Comment:** Last sentence contradicts CCRs/Bylaws - plans should be DENIED, not approved as listed.
- **Attorney Comment.** We agree, plans should be denied. Currently, CCR Article XI, Section 1(a) says "In the event that the Modifications Committee fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after receipt, the plans shall be deemed denied."
- Add that "MC has right to consult architect at owners expense." Note that OWNER IS DUE NOTICE OF THIS SITUATION PRIOR TO USING AN ARCHITECT,
- We agree that MC has right to consult an architect but the right to consult is addressed in CCR and should not be modified by the Guidelines. If Association wants to make owner responsible

for cost of architect, we recommend amending the CCR. Currently CCR Art. XI Section 1 says: "The Board of Directors may establish reasonable fees to be charged by the committees on behalf of the Association for review of applications hereunder and may require such fees to be paid in full prior to review of any application." Subsection (a) says "The Modifications Committee may consult with an architect, engineer, or similar professional, who shall be compensated for any professional services rendered, regarding the approval of any plans and specifications."

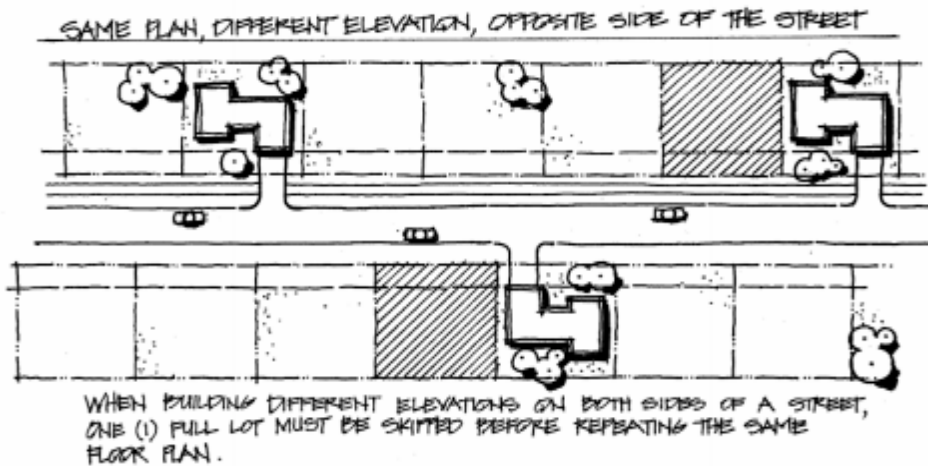
- **DRC Reply:** Yes, please do clarify owner is responsible for expenses in CCR XI, 1(a) as you have noted/proposed
- **Attorney response:** proposed changes to CCR have been drafted.

### 3.2.353.5 Plans and Elevation Repetition

Exterior elevations shall be complementary in architectural design and materials, and compatible with neighboring structures. If floor plans and/or elevations are the same within a particular Section or Neighborhood, they are to be placed in a staggered arrangement so as to create the maximum diversity possible within the Neighborhood. To receive final approval, the owner may be requested to significantly vary individual features of homes with the same floor plan which are in the same proximity. These variances include, but are not limited to, significantly different wall and roof colors, materials changes on front elevations and roofs, different landscape materials, and customized elevation changes, such as window treatments and trim elements. **(Figures 15A-B-19 A and B)**



**FIGURE 15-19-A**



**FIGURE 15-19-B**

To minimize repetition, no two similar or same floor plans or elevations shall be placed next to or

facing each other. The MC must verify, prior to start of construction, that the proposed plan meets these requirements.

### **3.2.453.6 Inspection**

The MC shall have the right to inspect construction in progress for conformance with approved design documents. Owners shall cooperate fully with the members of the MC or their designated representatives. Failure of the MC to inspect construction in progress for conformance with approved design documents shall not be deemed a waiver to the owner.

## **4. ~~54.~~ CONSTRUCTION REQUIREMENTS**

### **4.1 ~~53.7~~ Agency Approvals**

The Owner is responsible for obtaining all required public agency permits and/or approvals prior to commencing construction on any site within Westchase. All construction shall satisfy all applicable building codes, rules, and regulations in effect at the time of construction.

### **4.2 ~~54.~~ Site Maintenance During Construction**

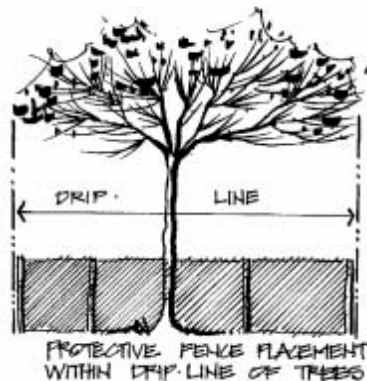
#### **4.2.1 ~~54.1~~ Tree Protection**

Every effort shall be made by the Owner to preserve, protect and ensure the survival and good health of all existing major trees and newly planted trees on the building site. Where possible, the Owner is responsible for constructing retaining walls, construction barriers, or similar appropriate efforts in order to ensure the survivability of major trees on the building site.

All existing or newly planted trees located on a building site or within the street right-of-way will require protection from site construction. All existing grades shall be maintained for these trees in order to ensure and preserve positive drainage by the employment of acceptable preservation practices. The Owner is ultimately responsible for the protection of all trees throughout the site construction process.

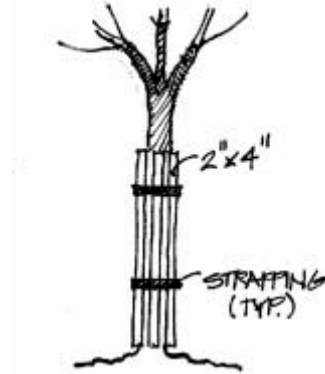
The following procedures are considered appropriate to ensure the survival and good health of existing trees:

- a. Protective fence or barricade shall be placed around the drip line of trees to prevent storage of machinery, equipment or parking of cars which can cause soil compaction and mechanical damage. Placement should be at drip line of tree. **Figure ~~16-20~~.**



**FIGURE 16-20**

- b. All major trees must be identified in site work.
- c. Excessive pedestrian traffic should not occur within drip line of trees.
- d. To the fullest extent possible, soil shall not be excavated, spread, soiled or otherwise disposed of within the drip line of trees.
- e. In close areas where fencing to drip line is not possible, protect by strapping, not nailing, a continuous shield of wood, around trunk as shown in **Figure 17-21**.



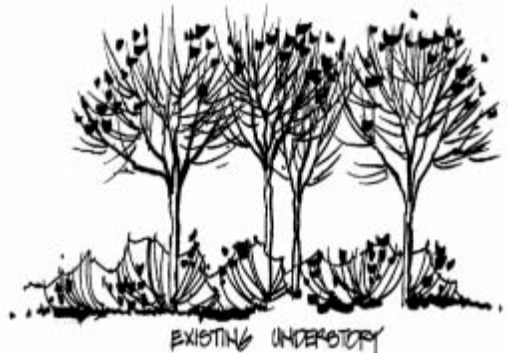
**FIGURE 17-21**

#### **4.2.2 54.2 Preservation of Existing Vegetation**

The Owner is to make every effort to preserve all existing vegetation on all surrounding property and on the building site wherever possible. The intent is to preserve the natural integrity and character of the property surrounding the building site and to observe regulatory requirements. Disturbing any natural vegetation on a lot may be subject to specific approval by the Hillsborough County Natural Resources and Landscape Department, Hillsborough County Environmental Protection Commission (EPC), Southwest Florida Water Management District (SWFWMD) and/or the Florida Department of Environmental Protection. Please contact Hillsborough County for a description of the application process.

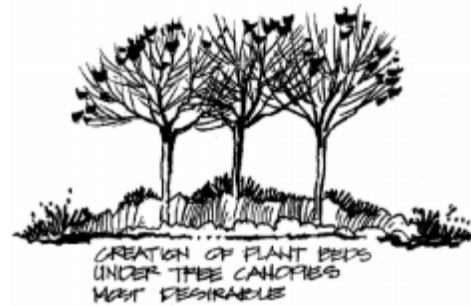
Other existing vegetation preservation alternatives are as follows:

**4.2.3 54.3** Trees left in clusters with existing understory increases a tree's chance for survival because the root system will be less affected as shown in **Figure 18-22**.



**FIGURE 18-22**

**4.2.4 54.4** Removal of understory is not practical or desirable because of the probability of tree root damage. Creating planting beds under tree group canopies is beneficial because it maintains a more natural look. See **Figure 19-23**.

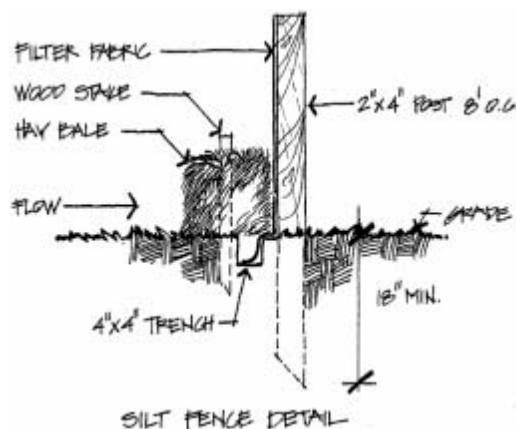


**FIGURE 19-23**

**4.2.5 54.5** Fencing the drip lines of trees and keeping debris from within the area is required for all existing trees.

#### **4.2.6 54.6 Sediment Control**

Sediment control barriers are to be properly installed at all locations so as not to disturb or influence the neighboring lots, surrounding property, lakes, ponds, golf course, common areas, wetlands and natural areas in any negative way. In **Figure 20-24**, these barriers are to be effective enough as to not allow for the runoff of on-site sediment from the building site to flow to all perimeter properties. Also, use of sediment control barriers when adjacent to a home is required. The Owner must satisfy all regulatory requirements for sediment control, particularly adjacent to wetlands and conservation areas. The Owner should take any necessary steps to prevent the erosion and deposit of sediment from construction sites into streets and storm sewers during the construction period. If the existing sod barrier is disturbed, the Owner is expected to use alternate methods to contain erosion. It is the Owner's responsibility to promptly clean and restore any erosion which occurs.



**FIGURE 20-24**

#### **4.2.7 54.7 Refuse Structures**

The Owner shall control trash and discarded materials during construction. It is the Owner's responsibility to control and/or clean up trash which results from construction activity on the Owner's lot and which accumulates on any lot or street adjacent to the construction site. A construction dumpster must be used for collection and disposal of debris.

#### **4.2.8 54.8 Construction Signage**

No construction signage is allowed including, but not limited to, all builder signs. However, County or State permit sign boxes are allowed.

#### **4.2.9 54.9 Construction Parking**

All construction parking is to be located in such a way as to consolidate all vehicles associated with the site's construction. The parking configuration shall not inhibit normal vehicular circulation, safety, pedestrian circulation, or building/site construction. Therefore, it is the Owner's responsibility to ensure that all construction parking shall occur on the south or west side of all streets or on the lot under construction. It is absolutely essential that all school buses, emergency vehicles, mail delivery vehicles, and residents have unlimited access to dwellings during the construction process. The Owner is ultimately responsible for maintenance of this parking area both during construction and prior to final grading, sodding, landscaping, etc.

#### **4.2.10 54.10 Damage to Existing Properties**

All damage to existing properties associated with site construction shall be the responsibility of the Owner.

### **4.3 55. Subcontractor Contractor Requirements**

#### **4.3.1 55.1 Radios**

Radios or broadcast music are allowed on construction sites from the hours of 10am to 4pm. No radio shall be a nuisance or disturb any other resident. No broadcast radios are permitted on lots which are located on any golf course.

#### **4.3.2 55.2 Hours of Operation**

Monday – Friday: 7am - 6pm

Saturday: 9:00am - 6pm

Sunday: No Construction

#### **4.3.3 55.3 Utilities**

All water and electrical utilities are to be the responsibility of the Owner.

#### **4.3.4 55.1 Reclaimed Water System Connections**

It is the Owner's responsibility to assure that no subcontractor removes the double check valve installed

by the County Utilities Department on the potable water system.

#### **4.4 56. Lot Elements**

##### **4.4.1 56.1 Grading and Drainage**

Drainage requirements shall be required including, but not limited to, maintaining direction of sheet flow, maintenance of swales, maintenance of pond elevations, and required slab heights. If an Owner's grading of the lot causes drainage problems on any adjoining lot, the Owner shall correct the problem and restore any damage created at the Owner's expense.

##### **4.4.2 56.2 Home Placement**

Homes are to be centrally located on all lots and constructed radially to the street. Variances may be granted under special circumstances.

##### **4.4.3 56.3 Driveways and Sidewalks**

Each Owner is responsible for constructing sidewalks within the street right-of-way in front of (and, on corner lots, to the side of) the Owner's lot from property line to property line. Sidewalks shall be concrete. Pavers may only be placed over the sidewalk section of any driveway if prior written approval is granted from Hillsborough County or the Community Development District (CDD) and a copy of said approval submitted with the Modification application.

Driveways must be constructed of poured-in-place concrete, natural stone, cobblestone, pavers or a combination of these materials. Newly poured concrete driveways may be stamped to give the appearance of pavers or any symmetrical pattern, natural concrete color must be used, no added stain or color allowed unless otherwise specified in **INSG**.

No asphalt, shell, mulch or stone driveway or sidewalk is permitted.

Except for a clear sealant in a light sheen, medium sheen or comparable finish, painting, sealing or staining of any existing driveway or sidewalk is not permitted

#### **4.5 57. Building Setback Requirements**

##### **4.5.1 57.1 Pool and Screen Enclosure**

Pool decks and screened enclosures shall be constructed no closer than five feet (5') to a rear lot line or to a wetland setback line and no closer than three feet (3') to a side lot line. Pool facilities which cross a Hillsborough County wetland setback line, identified on recorded plats, must be specifically approved by Hillsborough County.

##### **4.5.2 57.2 Typical Interior Lot**

The minimum building setbacks, as established by Westchase zoning standards, are as follows for a typical interior lot: twenty feet front; twenty feet rear; five feet each side (20' front / 20' rear/ 5' sides). **See Figure 24-25.**



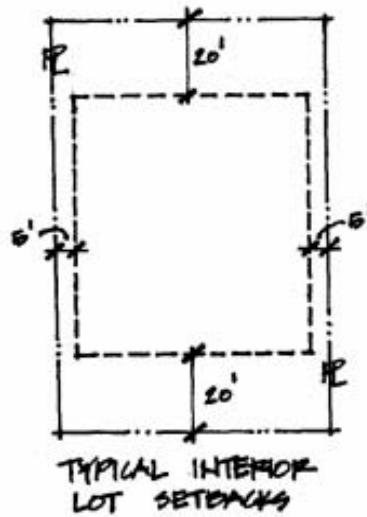


FIGURE 21-25

Communities with lots of larger dimension typically have different standards than the minimum. Consult **INSG**. The location of all pools and/or screened enclosures shall satisfy Hillsborough County requirements relative to setbacks and permitting and shall satisfy all set backs set forth in the CCR and ~~these~~ Master Guidelines.

#### 4.5.3 57.3 Typical Corner Lot

The typical building setbacks for a corner lot are: twenty feet front; twenty feet rear; twenty feet side along the side street; five feet non-street side (20' front / 20' rear / 20' street side; 5' non-street side). Exceptions may be possible depending on specific conditions of the lot. **Figure 22-26.**

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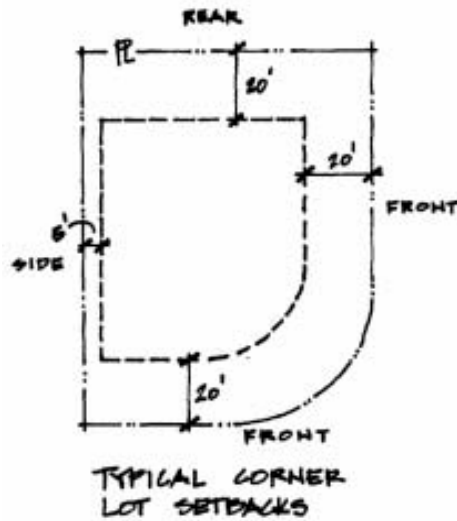


FIGURE 22-26

#### 4.5.4 57.4 Lake or Golf Lot

The typical setbacks for a lake or golf lot are the same as for interior lots. If approved by the County, exceptions may be granted for rear setbacks. Figure 23-27.

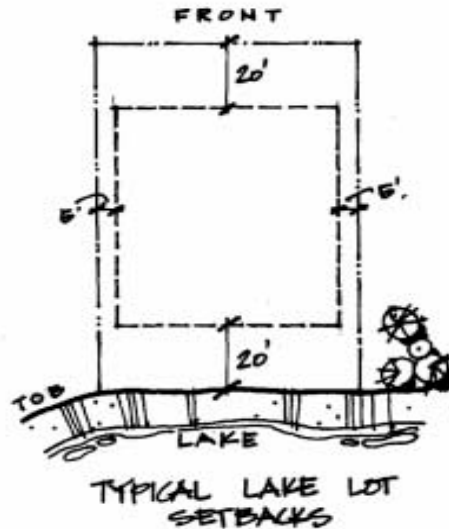


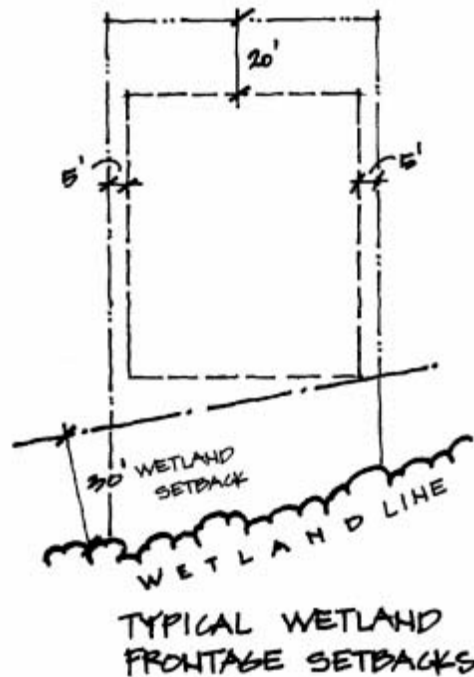
FIGURE 23-27

#### 4.5.5 57.5 Wetland Frontage

Most wetlands in Westchase are surrounded by a mandatory thirty foot (30') buffer established by Hillsborough County Environmental Protection Commission-EPC. Refer to the recorded plat. Some lot lines may extend to the wetland line and wetland setbacks may intrude into the rear of some lots. Except for pools, retaining walls, and fences, no built improvements are allowed inside buffer areas. No Owner shall build any pool, retaining wall, fence or other structure, or perform any work, construction, maintenance, clearing, or filling within a wetland or wetland buffer, unless prior approval is obtained from the Southwest Florida Water Management District, Hillsborough County, and/or any

other applicable governmental authority. Proper drainage patterns must not be impeded. See **Figure 24-28**.

**Attorney Comment:** We made the change, but be advised, EPC is defined in Section 4.2.2. Once you create a defined term, we recommend you use the defined term throughout. In other words, we would leave EPC.



**FIGURE 24-28**

#### **4.5.6 57.6 Common Area Frontage**

No construction is to occur within ten feet (10') of any common area.

#### **4.5.7 57.7 Easements**

No construction is to occur within any easement without prior written approval from the easement holder and the MC. This includes placement of household mechanical equipment (such as air conditioning Units or pool equipment) and associated screening walls.

### **4.6 58. Housing**

#### **4.6.1 58.1 Elevation**

Multiple roof lines are encouraged and multi-levels are acceptable as long as they comply with the requirements specified in these Master Guidelines.

- **Attorney Comment** – Consider relocating to section 12 so that roofing information is in the same place.

#### **4.6.2 Exterior Covered Porches**

~~Covered front and rear porches are allowed. Screening is allowed in Rear Yard porches only. All porch vertical posts are to be a minimum of six inches by six inches (6" x 6"). However, four inch by four inch (4" x 4") posts are allowed if it is part of a pool enclosure structure. Aluminum pan roofs on porches are not permitted except as specified in the INSG.~~

#### 4.6.3 58.2 Roof Geometry

Clipped ends are required on gable-roofed homes. **Figure 25-29.** Hip roofs are also allowed. A desirable pitch would be greater than the 5/12 minimum pitch. See INSG.



**FIGURE 25-29**

- **Attorney Comment** – Consider relocating to section 12 so that roofing information is in the same place.

#### 4.6.4 58.3 Roof Overhangs

Zero-truss line homes with no overhangs are not allowed. Any application must be submitted to the MC for specific approval and a determination of design quality and compatibility. Most Neighborhoods require twelve inch (12") minimum to 24 inch (24") maximum overhangs. See INSG.

- **Attorney Comment** – Consider relocating to section 12 so that roofing information is in the same place.

#### 4.6.5 58.4 Chimneys

Chimneys must be either stucco or same material as the body of the home and be painted consistent with color palette provided in these Master Guidelines or in the applicable INSG.



**FIGURE 26-30**

- DRC Comment - Add "Chimneys must be either stucco or same material as the body of the home and be painted consistent with color palette guidelines provided in these guidelines."
- Attorney Comment. We revised to mention INSGs because some neighborhoods have alternate color palettes.

#### 4.7 **58.5 Garage**

Three-car garages shall have an offset front wall plane on one of the end bays. Three separate doors in a three-car garage are not permitted. Home side-entry garages on corner lots and on large lots are allowed. Side-entry garages on corner lots and on large lots are preferred.

- Attorney Comment – Consider relocating to section 2.1.5 (now 7) so that garage information is in the same place.

#### 4.8 **Garage Doors**

~~Only traditional or classic raised or flat panel style wood, metal and aluminum garage doors are allowed. Carriage style and barn style garage doors are not permitted. Outside access key pads are allowed. Garage doors must match the Unit's body, or trim color or use other options as outlined in Section 2.1.5 Garage Doors. Doors shall be raised or flat panel style and may have the look of wood grain, unless otherwise detailed in INSG.~~

DRC Committee - Add "All new or replacement garage doors must meet hurricane protection requirements."

- Attorney Comment – This provision is duplicative of 2.1.5. DRC agreed to remove this section and consolidate with 2.1.5 (now 7).

#### 4.9 **Portable Restrooms**

All portable restrooms on any lot or Unit shall be delivered no more than 3 days prior to the commencement of any construction. It must be placed at least 5 feet from the front sidewalk and 5 feet from the side lot line. If not possible, it must go in the rear yard and comply with the Rear Yard Setback requirements. All portable restrooms shall be removed from the construction site no more than three (3) days post completion. Day of completion shall be when all exterior and exterior work has been completed, not when the final county inspection has been approved. The MC has sole discretion in altering the placement and removal date based on an Owner's request and special circumstance.

- Attorney Comment – Consider relocating to section 54 which deals with Site Maintenance During Construction

#### 4.10 **Temporary Buildings for Construction Purposes**

Temporary buildings for construction purposes shall be treated as temporary structures and shall be approved according to CCR before being installed. Temporary structures which are approved for installation on lots must have decorative skirts, landscape treatments, screening of storage areas and a minimum of three (3) off-street parking spaces.

All construction trailers shall have uniform entrance signs and office identification signs and shall be approved according to the CCR.

- **Attorney Comment** – Consider relocating to section 54 which deals with Site Maintenance During Construction

*(The remainder of this page has been left blank intentionally.)*

## **FLORIDA FRIENDLY LANDSCAPING APPENDICIES**

- A-100 Approved Tree List, Approved Palms, Approved Backyard Tree List
- A-101 Approved Shrub List
- A-102 Approved Ground Cover and Vines, Approved Backyard Vines and Approved Turf Grasses
- A-103 Unapproved Invasive Species, Unapproved Turfgrass
- A-104 Approved and Unapproved Much Types, Approved and Unapproved Irrigation, and Irrigation  
System Recommended Runtimes
- A-105 Florida-Friendly Example Existing Conditions Landscape Plan
- A-106 Florida-Friendly Interpretive Concept Landscape Plan
- A-107 Florida-Friendly Landscape Plan and Florida-Friendly Landscape Plant List
- A-108 Florida-Friendly Irrigation Concept Plan

## APPENDIX – 100

### Approved Tree List

Scientific Name	Common Name
<i>Acacia farnesiana</i> +**	Sweet Acacia
<i>Acer Rubrum</i> +	Red Maple
<i>Ardisia escallonioides</i> **	Marlberry
<i>Betula nigra</i> +**	River Birch
<i>Callistemon Sppt.</i> **	Bottlebrush
<i>Carya Spp.</i> +**	Hickory
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Cercis canadensis</i> +**	Eastern Redbud
<i>Chionanthus virginicus</i> **	Fringtree
<i>Cordia boissieri</i> **	White Geiger
<i>Cornus florida</i> +**	Flowering Dogwood
<i>Cupressocyparis leylandii</i> +	Leyland Cypress
<i>Elaeocarpus Spp.</i> +**	Japanese Blueberry
<i>Eugenia Spp.</i> **	Stopper Tree
<i>Forestiera segregata</i> +**	Florida Privet
<i>Fraxinus pennsylvanica</i> +	Green Ash
<i>Gordonia lasianthus</i> +**	Loblolly bay
<i>Ilex 'nellie R. Stevens'</i> **	Nellie Stevens Holly
<i>Ilex cassine</i> and cultivars +**	Dahoon Holly
<i>Ilex cornuta</i> and cultivars **	Chinese Holly
<i>Ilex vomitoria</i> and cultivars +**	Yaupon Holly
<i>Illicium Spp.</i> +	Star Anise
<i>Juniperus silicicola</i> +**	Southern Red Cedar
<i>Lagerstroemia indica</i> +**	Crape Myrtle
<i>Ligustrum japonicum</i> and cultivars +**	Ligustrum Tree
<i>Liquidambar styraciflua</i> +	Sweetgum
<i>Magnolia Spp.</i> +	Magnolia Tree
<i>Myricanthes fragrens</i> +**	Simpson's Stopper
<i>Myrica cerifera</i> and cultivars +**	Wax Myrtle
<i>Persea bobonia</i>	Red Bay/Bay Oak
<i>Pinus elliotii</i> +	Slash pine
<i>Pinus palustris</i>	Long Leaf Pine
<i>Platanus occidentalis</i> +	Sycamore Tree
<i>Plumbago Spp.</i> +**	Plumbago
<i>Podocarpus Spp.</i> +	Podocarpus
<i>Prunus angustifolia</i> +**	Chickasaw Plum
<i>Pyrus calleryana</i> and cultivars +**	Bradford Pear
<i>Quercus lyrata</i>	Overcup Oak
<i>Quercus shumardii</i> +	Shumard Oak
<i>Quercus virginiana</i> and cultivars +	Live Oak
<i>Raphiolepis 'Majestic Beauty'</i> **	Majestic beauty Ind. Hawthorn Tree
<i>Tabebuia chrysotricha</i> +**	Yellow Trumpet Tree
<i>Taxodium ascendens</i> +	Pond Cypress
<i>Taxodium distichum</i> +	Bald Cypress
<i>Ulmus alata</i> +**	Winged Elm



### Approved Tree List Cont.

<b>Ulmus americana 'Florida' +**</b>	Florida Elm
<b>Ulmus parviflora and cultivars +**</b>	Drake/Chinese Elm
<b>Viburnum obovatum and cultivars+**</b>	Walter's Viburnum
<b>Viburnum odoratissimum+**</b>	Sweet Viburnum
<b>Viburnum var. awabuki+**</b>	Awabuki Viburnum
<b>Viburnum rufidulum+</b>	Blackhaw Viburnum

### Approved Palms

Scientific Name	Common Name
<b>Acoelorrhaphe wrightii +**</b>	Paurotis Palm
<b>Butia capitata +**</b>	Pindo Palm
<b>Chamaerops Humilis +**</b>	European Fan Palm
<b>Livistonia chinensis +**</b>	Chinese Fan Palm
<b>Adonidia merrillii</b>	Christmas Palm
<b>Phoenix Spp.+**</b>	Date Palm
<b>Rhaphis excelsa +**</b>	Lady Palm
<b>Rhapidophyllum hystrix +**</b>	Needle Palm
<b>Sabal palmetto +**</b>	Sabal Palm
<b>Wodyetia bifurcata +</b>	Foxtail Palm

### Additional Approved Back Yard Trees

Scientific Name	Common Name
<b>Acca sellowiana</b>	Pineapple Guava
<b>Bauhanian x blakeana **</b>	Hong Kong Orchid Tree
<b>Citrus Spp.+**</b>	Citrus Tree
<b>Erioborya japonica</b>	Loquat Tree
<b>Jacaranda mimosifolia+</b>	Jacaranda

+ Denotes Florida Friendly Trees that are also on the approved plant list located in Section 2.2.28

\*\* Denotes tree with less invasive root systems

## APPENDIX - 101

### Approved Shrub List

Scientific Name	Common Name
Agapanthus Spp. +	Agapanthus
Alpina zerumbet and cultivars +	Shell Ginger
Aristida stricta +	Wiregrass
Aspidistra elatior +	Cast Iron Plant
Breynia distcha and cultivars +	Snowbush
Buxus microphylla and cultivars	Japanese Boxwood
Callicarpa americana +	American Beauty Berry
Camelia sasanqua +	Camelia
Codiaeum Spp.	Leaf Croton
Crinum Spp. +	Crinum Lily
Cyrtomium falcatum +	Holly Fern
Dianella ensifolia +	Flax Lily
Dietea vegeta +	African Iris
Duranta Spp. +	Duranta
Euphorbia Spp.	Crown of Thorns
Galphimia gracilis +	Thryallis
Gamolepis chrysanthemoides +	Bush Daisy
Gardenia Spp. +	Gardenia
Hamelia Spp. +	Firebush
Hemerocallis Spp. +	Daylily
Hibiscus Spp. +	Hibiscus
Hymenocallis latifolia +	Spyder Lily
Ilex cornuta and cultivars	Chinese Holly
Ilex crenata and cutivars	Japanese Holly
Ilex glabra +	Gallberry/Inkberry Holly
Ilex vomitoria and cultivars +	Yaupon Holly
Illicium parviflorum +	Yellow Anise
Ixora Spp. +	Ixora
Jaminum multiflorum +	Downy Jasmine
Lantana depressa +	Native Lantana
Ligustrum Japonicum +	Ligustrum
Lorapetalum Spp.	Loropetalum
Lyonia lucida +	Fetterbush
Muhlenbergia capillaris +	Muhly Grass
Myrica cerifera and cultivars +	Wax Myrtle
Myricanthes fragrens +	Simpson's Stopper
Nephrolepis exaltata +	Boston Fern
Nerium Oleander and cultivars +	Oleander
Pennisetum Spp. +	Fountain Grass
Philoddendron selloum +	Split Leaf Philodendrom
Philodendron 'Xanadu' +	Xanadu Philodendron
Pittosporum tobira and cultivars	Pittosporum

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**Approved Shrub List (Cont'd)**


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<b>Psychotria Spp. +</b>	Wild Coffee
<b>Raphiolepis indica and cultivars +</b>	Indian Hawthorn
<b>Rhododendron Spp. +</b>	Azalea
<b>Rosa 'Knockout' and similar cultivars+</b>	Knockout Rose
<b>Schefflera arboricola and cultivars+</b>	Schefflera
<b>Serenoa repens and cultivars +</b>	Saw Palmetto
<b>Spartina Spp. +</b>	Cordgrass
<b>Strelitzia reginae +</b>	Orange Bird of Paradise
<b>Tulbaghia violacea +</b>	Society Garlic
<b>Tripsacum dactyloides +</b>	Fakahatchee Grass
<b>Tripsacum floridana +</b>	Dwarf Fakahatchee Grass
<b>Trachelospermum asiaticum +</b>	Confederate jasmine
<b>Trachelospermum jasminoides +</b>	Star Jasmine
<b>Viburnum obovatum and cultivars+</b>	Walter's Viburnum
<b>Viburnum odoratissimum +</b>	Sweet Viburnum
<b>Viburnum var. awabuki +</b>	Awabuki Viburnum
<b>Viburnum rufidulum +</b>	Blackhaw Viburnum
<b>Zamia floridana +</b>	Coontie
<b>Zamia furfuracea +</b>	Cardboard Palm
	Cardboard Palm

---

+ Denotes Florida Friendly Species that are also on the approved plant list located in Section 2.2.8

## APPENDIX – 102

### Approved Ground Cover & Vines

<u>Scientific Name</u>	<u>Common Name</u>
<b>Arachis glabrata</b>	Perennial Peanut
<b>Bougainvillea +</b>	Bougainvillea
<b>Evolvulus glomeratus +</b>	Blue Daze
<b>Ficus pumila +</b>	Creeping Ficus
<b>Gelsemium sempervirens +</b>	Yellow Jessamine
<b>Hedera helix +</b>	English Ivy
<b>Juniperus chinensis and cultivars +</b>	Chinese Juniper
<b>Lantana montevidensis +</b>	Purple Lantana
<b>Liriope Spp. +</b>	Liriope
<b>Lonicera sempervirens +</b>	Coral Honeysuckle
<b>Ophiopogon japonicus and cultivars +</b>	Mondo Grass
<b>Setcreasea pallida and cultivars +</b>	Purple Heart
<b>Trachelo spermumasiaticum “Minima”</b>	Dwarf Confederate Jasmine

### Approved Back Yard Vines

<u>Scientific Name</u>	<u>Common Name</u>
<b>Bougainvillia Spp. +</b>	Bougainvillea
<b>Hedera Helix +</b>	English Ivy
<b>Ipomea pes-caprae</b>	Railroad Vine
<b>Lonicera sempervirens +</b>	Coral Honeysuckle
<b>Trachelospermum asiaticum +</b>	Confederate Jasmine
<b>Trachelospermum jasminoides +</b>	Star Jasmine
<b>Mandevilla Spp. +</b>	Mandevilla
<b>Passiflora Spp. +</b>	Passion Flower

### Approved Turf Grasses

<u>Scientific Name</u>	<u>Common Name</u>
<b>Stenotaphrum secundatum and cultivars</b>	St. Augustine
<b>Paspalum notatum</b>	Bahia Grass (Back Yard ONLY)

**+Denotes Florida Friendly Trees that are also on the approved plant list located in Section 2.2.8**

## APPENDIX 103 Unapproved Invasive Species, Unapproved Turfgrass

### Unapproved Invasive Species

<b><u>Scientific Name</u></b>	<b><u>Common Name</u></b>
<b>Asparagus aethiopicus</b>	Asparagus Fern
<b>Bauhinia variegata</b>	Orchid Tree
<b>Casuarina cunninghamiana</b>	Australian Pine
<b>Clematis terniflora</b>	Japanese Clematis
<b>Cinnamomum equisetifolia</b>	Champhor Tree
<b>Elaeagnus umbellata</b>	Silverberry
<b>Elaeagnus pungens</b>	Silverthorn
<b>Lantana camara</b>	Lantana
<b>Ligustrum lucidum</b>	Glossy Ligustrum
<b>Lonicera japonica</b>	Japanese Honeysuckle
<b>Melaleuca quinquenervia</b>	Melaleuca Tree
<b>Nandina domestica</b>	Heavenly Bamboo
<b>Nephrolepis cordifolia</b>	Sword Fern
<b>Rhoeo spathacea/discolor</b>	Rhoeo
<b>Ruellia brittoniana</b>	Mexican Petunia
<b>Schinus terebinthifolius</b>	Brazilian Pepper
<b>Widelia</b>	Widelia
<b>Xanthosoma sagittifolium</b>	Elephant Ear

### Unapproved Turf Grasses

<b><u>Scientific Name</u></b>	<b><u>Common Name</u></b>
<b>Cynodon Spp.</b>	Bermudagrass
<b>Paspalum notatum</b>	Bahia Grass (Front Yards Only)
<b>Zoysia Spp.</b>	Zoysia Grass

## APPENDIX 104

### Approved Mulch Types

<b>Pine Bark small and large nuggets</b>
<b>Pine Straw</b>
<b>Recycled mulch</b>
<b>Melaleuca Mulch</b>
<b>Eucalyptus Mulch</b>
<b>River Rock/Lava Rock</b>

### Unapproved Mulch Types

<b>Cypress Mulch</b>
<b>Rubber Mulch</b>

### Approved Irrigation

Note:

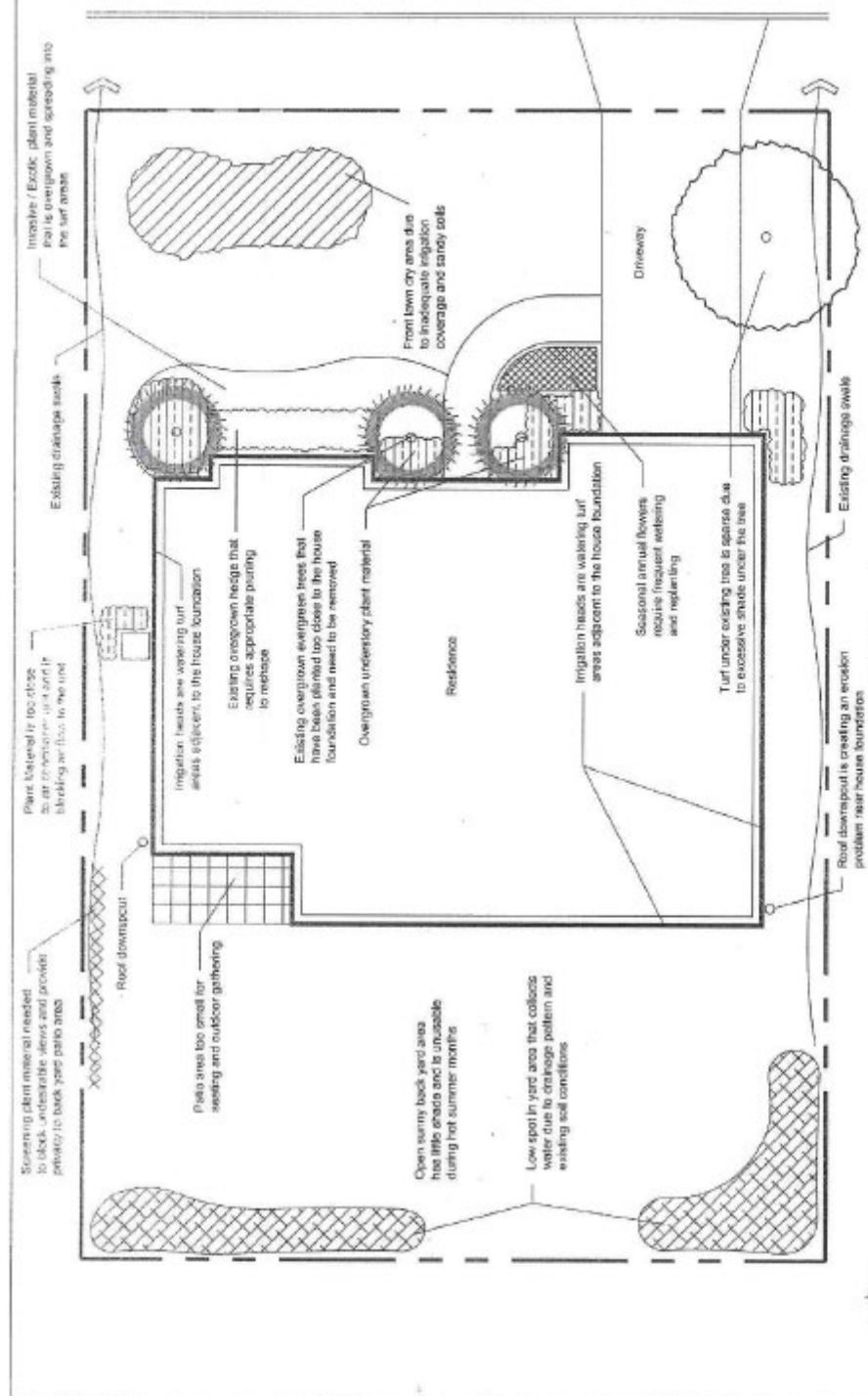
1. All spray heads within each individual zone are to have matching precipitation rate nozzles to reduce overwatering or under watering of landscape/lawn areas.
2. All new landscape beds to be on a separate irrigation zone from turf areas.
3. Runtimes for irrigation zones to be adjusted based on application rate per each individual irrigation zone, soils and plant water needs.
4. It is recommend that zone runtimes be split into two scheduled applications to allow better water absorption by plant material and reduce runoff.
5. Seasonal adjustments to irrigation zone runtime and scheduled applications are necessary during spring, summer, fall and winter to avoid overwatering.
6. Recommend monthly inspection of irrigation zones to ensure all equipment is properly operating.

### Irrigation System Recommended Runtimes

Area	Irrigation Type	Runtime
Turf Grass	Rotary Spray Heads	45-70 Minutes for ½"- 3/4" Water
	Fixed Spray Heads	30-50 Minutes for ½"- 3/4" Water
Landscape Beds	Fixed Spray Heads	15-25 Minutes
	Low volume Drip or Micro Irrigation	60 Minutes +/- for Drip

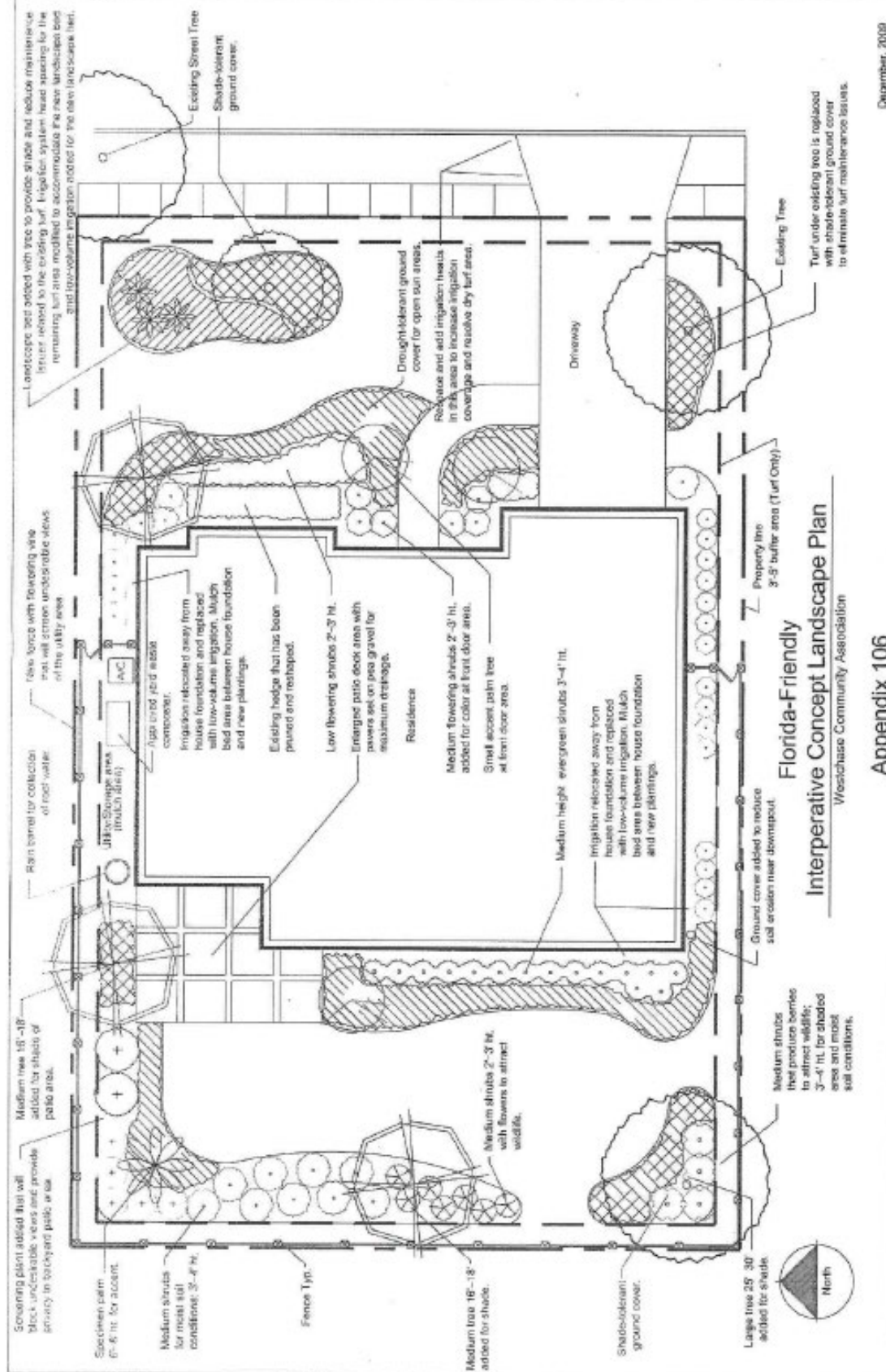
### Unapproved Irrigation

1. The irrigation of turf areas shall not be combined with landscape plant beds. Turf and landscape plant beds shall be irrigated on separate irrigation zones.
2. Irrigation of turf areas smaller than 3' in width is discouraged.
3. Spray and rotor heads shall not be combined on the same irrigation zone.
4. Spray and low volume drip irrigation shall not be combined on the same irrigation zone. Rotor heads shall not be used to irrigate small turf areas.
5. Overspray of irrigation heads is not allowed for sidewalks and roadways within the Right-of Way.



Florida-Friendly  
Example Existing Conditions Landscape Plan  
Westchase Community Association  
Appendix 105



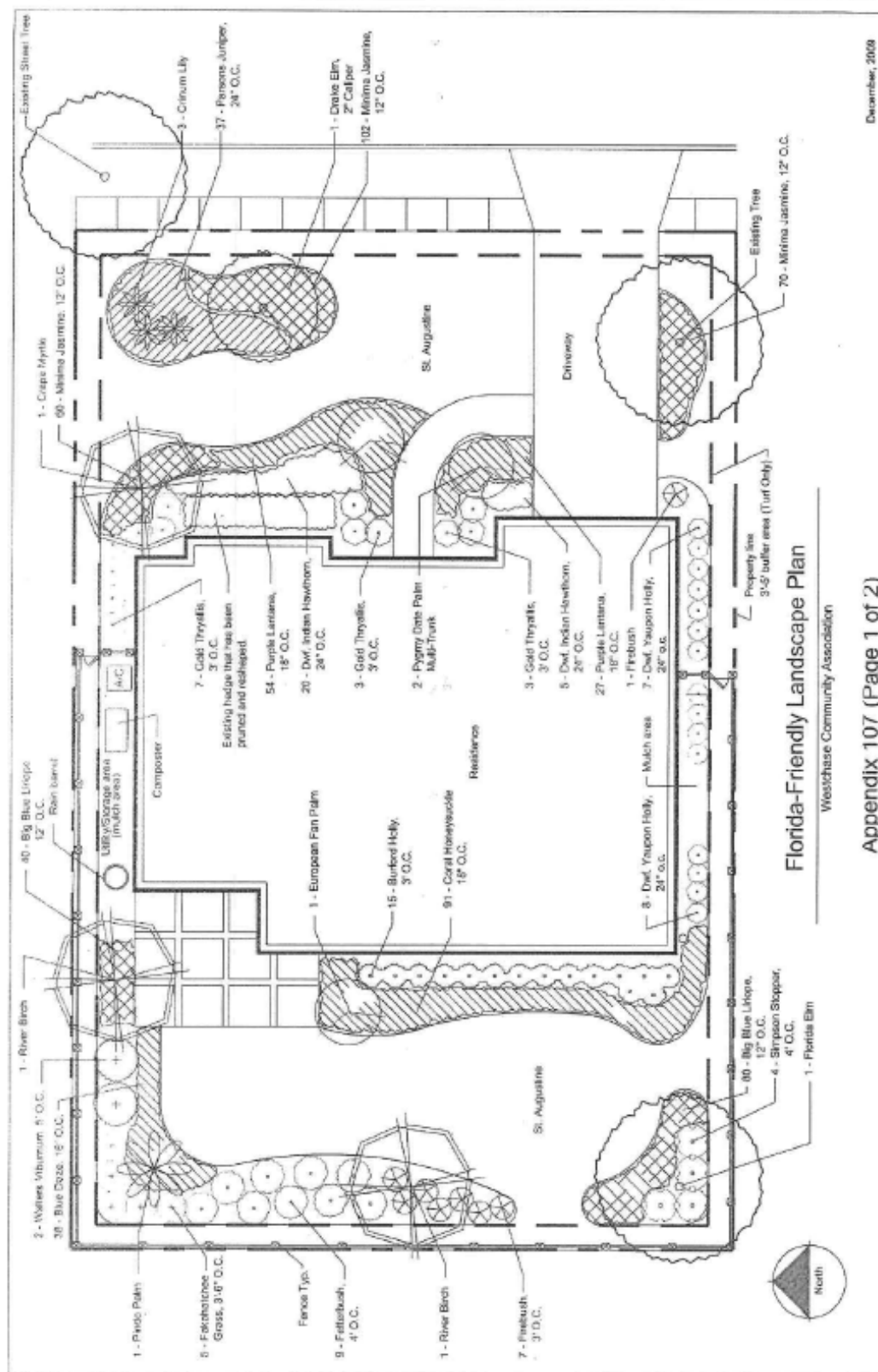


December, 2010

# Florida-Friendly Interpretive Concept Landscape Plan

Westchase Community Association

Appendix 106



## Florida-Friendly Landscape Plan

Westchase Community Association

## Appendix 107 (Page 1 of 2)

## TREES & PALMS

QTY.	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS
1	River Birch	Betula nigra	30 Gallon Container, 3-4" caliper, Florida #1
1	Grape Myrtle	Laguncularia edulis	30 Gallon Container, Multi Stem, Florida #1
1	Dwarf Elm	Ulmus parvifolia 'Dwarf'	30 Gallon Container, 2" caliper, Florida #1
1	Florida Elm	Ulmus americanus floridana	30 Gallon Container, 2" caliper, Florida #1
1	Hydrangea	Banksia laevis	45 Gallon Container, 8-12" Height, Florida #1
2	Pygmy Date Palm	Phoenix roebelinii	30 Gallon Container, Multi Stem, Florida #1
1	European Fan Palm	Chamaecyparis humilis	30 Gallon Container, Multi Stem, Florida #1

## GROUND COVER

QTY.	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS
36	Blue Daze	Eleocharis glauca	1 Gallon Container, Full Florida #1
81	Coral Honeysuckle	Lonicera sempervirens	1 Gallon Container, 3-4" diameter, Florida #1
232	Jasmine Mima	Trachelospermum asiaticum 'Mima'	1 Gallon Container, 3-4" diameter, Florida #1
37	Parsons Juniper	Juniperus chinensis 'Parsons'	1 Gallon Container, 3-4" diameter, Florida #1
81	Purple Lantana	Lantana monte-denis	1 Gallon Container, 3-4" diameter, Florida #1

## SHRUBS

QTY.	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS
120	Big Blue Liriodendron	Liriodendron tulipifera	1 Gallon Container, Full Florida #1
15	Burford Holly	Ilex cornuta	3 Gallon Container, Full Florida #1
3	Clematis Lily	Clematis	7 Gallon Container, Full Florida #1
25	Dwarf Indian Hawthorn	Raphanophora indica 'Dwarf'	3 Gallon Container, Full Florida #1
15	Dwarf Yucca Holly	Ilex vomitoria 'Nana'	3 Gallon Container, Full Florida #1
5	Pinkish-Red Grass	Tripsacum dactyloides	3 Gallon Container, Full Florida #1
9	Feather Bush	Lythrum hyssopifolius	3 Gallon Container, Full Florida #1
8	Firebush	Hamelia patens	3 Gallon Container, Full Florida #1
13	Gold Thyris	Galbinia gracilis	3 Gallon Container, Full Florida #1
4	Simpson Stager	Myrica carolinensis	3 Gallon Container, Full Florida #1
2	Winters Yucca	Yucca filamentosa	3 Gallon Container, Full Florida #1

## TURF/PLANTING AREA

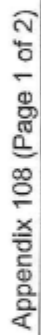
Total Front Yard Sod Area (1,532 Square Feet)	57%
Front Yard Sod Area (1,532 Square Feet) =	43%
Front Yard Mulched planting Beds Area (1,188 Square Feet) =	
Total Back Yard Sod Area (2,513 Square Feet)	61%
Back Yard Sod Area (2,513 Square Feet) =	39%
Back Yard Mulched planting Beds Area (1,600 Square Feet) =	

## Florida-Friendly Landscape Plan Plant List

Westchase Community Association

## Appendix 107 (Page 2 of 2)

December, 2009



# IRRIGATION SCHEDULE:

- ① POP-UP SPRAY W/ 1/2" NOZZLE (ARC AS NEEDED)
- ② POP-UP SPRAY W/ 1/2" NOZZLE (ARC AS NEEDED)
- ③ POP-UP SPRAY W/ 1/2" NOZZLE (ARC AS NEEDED)
- ④ POP-UP SPRAY W/ 1/2" NOZZLE (ARC AS NEEDED)
- ⑤ POP-UP SPRAY W/ 1/2" NOZZLE (ARC AS NEEDED)
- ⑥ PART CIRCLE ROTOR W/ 1/2" NOZZLE (ARC AS NEEDED)
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- ① MULTI-SCHEDULE PROGRAMMABLE IRRIGATION CONTROLLER
- ② WIRELESS RAIN SENSOR (CONSIDER USE NOTES)
- ③ 24 VOLT RELUCT CONTROL VALVE
- ④ TERMINATION POINT OF SPRINKLER WIRE FROM CONTROLLER
- ⑤ ISOLATION GATE VALVE - LINE SIZE
- ⑥ POINT OF CONNECTION - EXISTING RECLAIMED WATER LINE (25 GPM AT 60 PSI RWD)
- ⑦ PNC 200-21 200 PSI SOLVENT WELD MAIN LINE PTE SIZED AS INDICATED
- ⑧ PNC 200-21 200 PSI SOLVENT WELD LATERAL LINE PTE (DO NOT BE SIZED NOT TO EXCEED 10% OF OPERATING PSI) MINIMUM PIPE SIZE TO BE 3/4"
- ⑨ PNC 200-40 40 SOLVENT WELD SLEEVES PIPE - SIZED AS INDICATED
- ⑩ RAIN BRO 40-05-12 IN-LINE PRESSURE COMPENSATING DRIP TUBING
- ⑪ LOW VOLUME RELUCT CONTROL VALVE
- ⑫ 140 MESH FILTER AND PRESSURE REGULATOR
- ⑬ TREE BUBBLER ON PVC FLEX PIPE
- ⑭ HUNTER PROS-12 POP-UP SPRAY W/ MICRO SPRAY NOZZLE FOR ANNUAL BEDS (ARC AS NEEDED)

Example Valve Schedule

Zone	Valve Size	Zone Location	Run-Time
1	2 1/2"	Spray	2-15 Minute Cycles
2	6"	Bubbler	2-10 Minute Cycles
3	2 1/2"	Spray	2-15 Minute Cycles
4	2 1/2"	Drip	60 Minutes
5	2 1/2"	Drip	60 Minutes
6	7"	Rotor	50 Minutes

## Florida-Friendly Irrigation Concept Plan

Westchase Community Association

**Westchase Residential**  
**Master Guidelines Appendices**

**A-1 Shadow Box Wood Fence**

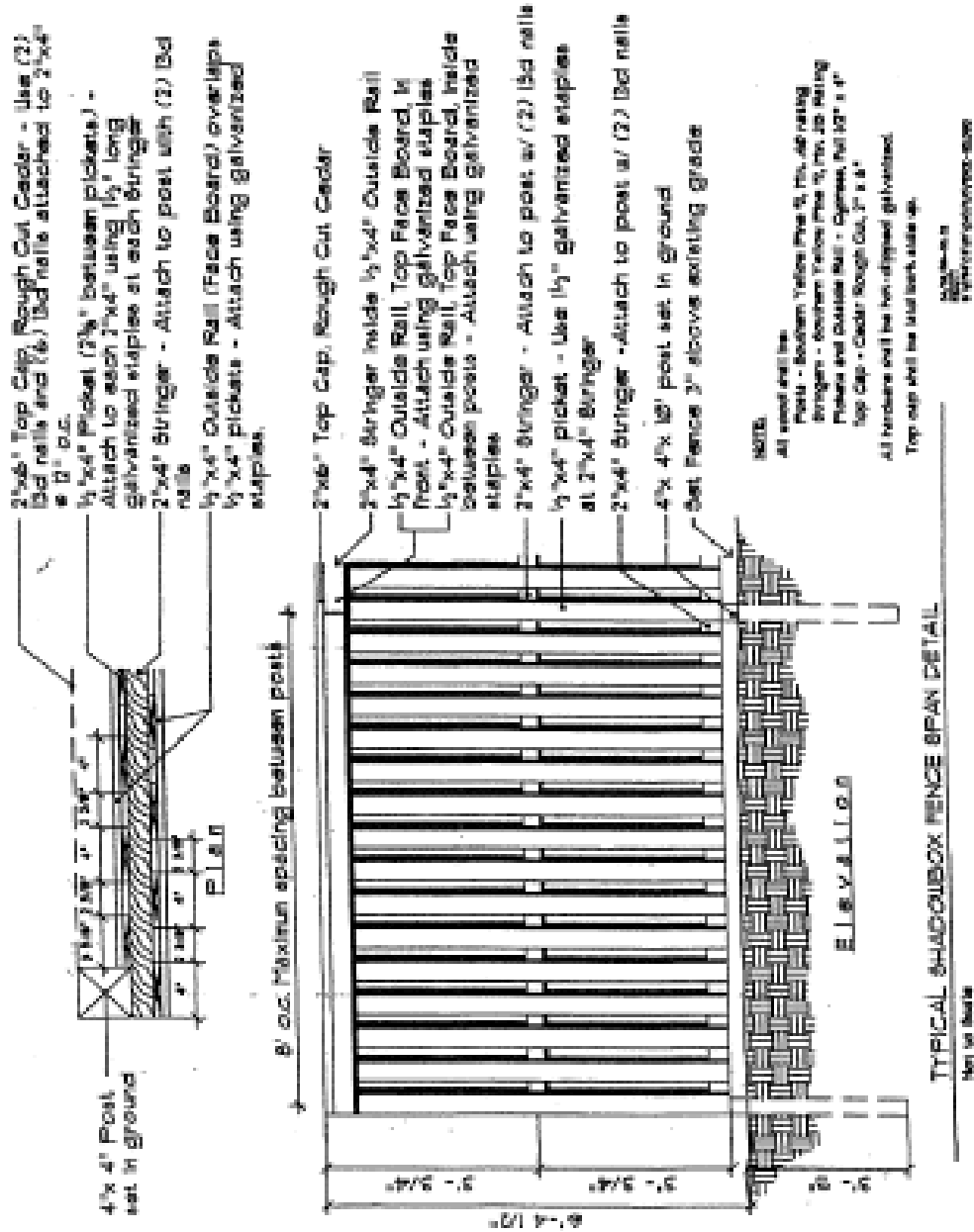
**A-2 Board on Board Wood Fences**

**~~A-5 Mail Boxes~~**

**A-56 Paint Palette Color Reference Guide**

**~~A-7 Individual Neighborhood Section Guidelines~~**

# Appendix A-1 Standard Shadow Box Fencing



July 13, 1998

A-1-1

## MASTER GUIDELINE CHANGES TO SHADOWBOX FENCE

### APPENDIX A.(1.) TYPICAL SHADOWBOX FENCE: PAGE A-2-1. WOOD MATERIALS

All references that refer to cypress wood only for typical shadowbox fences be amended to include pressure-treated #2 spruce or pressure-treated southern yellow pine in addition to cypress.

Approved 7/12/99.

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### APPENDIX A.(1) TYPICAL SHADOWBOX FENCE: PAGE A-2-1. METAL FENCES

The following ~~guideline~~ change:

- Allow 5 foot high metal fences, which are presently approved for the Greens to be erected in the following villages: Woodbay, Wycliff, Bennington, Glenfield, Keswick Forest, Shires, Radcliffe, Fords, Baybridge, Stockbridge, Sturbridge, Wakesbridge.
- Metal Fence to meet the same standard as Section 2.2.15 C.
- Metal fencing to be black in color.
- Metal fencing would be the only choice of material for lake lots and lots which do not allow wood fencing (no build lots). Wood fencing would no longer be allowed on lake lots.
- On lots which would allow both types of fencing (wood and metal), must be fenced with one type (no mixing of materials).
- Privacy issues could be addressed with living walls.
- Gauge of metal fencing should be commercial (thickness material to withstand strikes from commercial lawn equipment).
- Metal fencing would not be required to step down half way back on affected lots.
- This does not apply to no fence lots on Lake A10 in Woodbay.

Approved 9/15/99.

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### APPENDIX A.(1.) ELIMINATE TOP CAP

The following proposed ~~Guideline~~ changes:

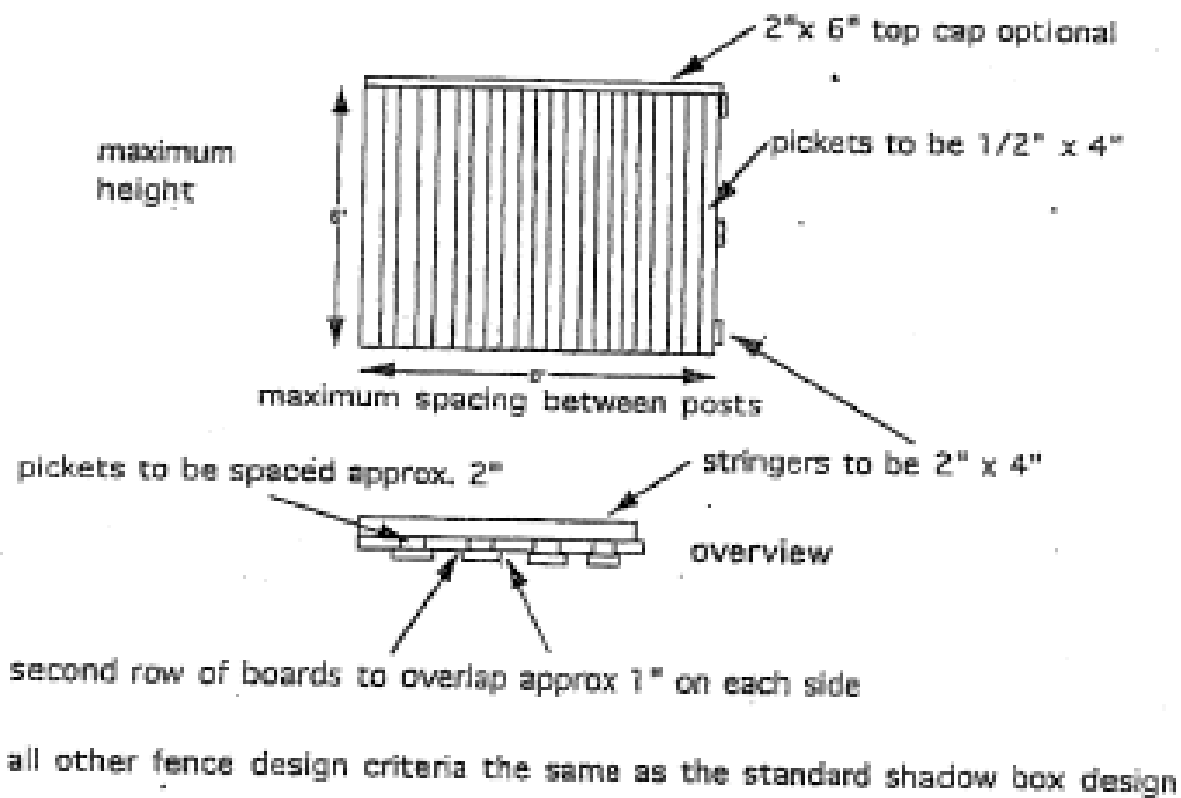
- To eliminate the existing requirement for the top cap on the standard wood fence design.

Approved 11/2/99.



Appendix A-2  
Standard Board on Board Fencing

Board on board wood fence is allowed, in addition to the  
standard shadow box wood design (see A-1)



## Standard Fence for Harbor Links & The Estates



27599491.v3

## Appendix A-5

### WCA Standard Mail Box Guideline

- **DRC COMMENT: REMOVE ENTIRE APPENDIX FROM GUIDELINE DOCUMENT**
- **Attorney Comment:** We do not intend to make substantive changes to Mailbox specifications. Rather, they are being relocated to applicable INSGs per the request of the DRC. We do not believe a vote of the applicable Neighborhoods is required as long as the specifications are not substantively changed and the requisite approval was obtained before the mailbox specifications were added to the guidelines.

#### **MAILBOX—EXHIBIT A - NO LONGER EXISTS**



Mail Box—Exhibit A

Approved Materials: Single white mailbox with flag (no specific color for flag required) mounted on white wood post. Post shall have brass (black or gold) lettering for numbers and gold stripes painted on the post as shown.

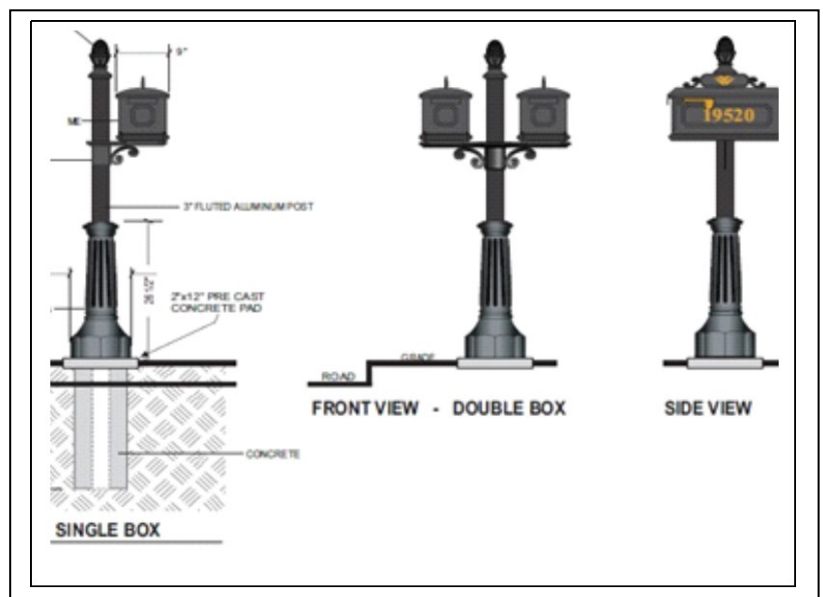
Exhibit A is the standard mail box required for the following Villages: **Stamford**

NOTE: This box is also used as substitution for mail box Exhibit B in those neighborhoods where sharing a post is not possible.

#### **MAILBOX—EXHIBIT B**

##### **Glenfield Neighborhood**

Mailboxes shall be black aluminum single post with black aluminum double mailboxes (except for those that are currently a single mailbox), gold flag, gold “W” logo on finial at top of mailbox and with raised gold aluminum address numbers on both sides of the mailbox.



(Mailboxes supplied by  
Creative Mailboxes)

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Exhibit B

**~~MAIL BOX EXHIBIT C~~**



**~~Mail Box EXHIBIT C~~**

Approved Materials: Single Black Metal Mailbox with Flag (**no specific color required for flag**) mounted on Black Metal Post. Post shall have gold lettering for numbers and Westchase Logo affixed to front of mailbox as shown.

Exhibit C is the standard mail box required for the following Villages: **~~The Greens, Harbor Links~~**

NOTE: This box is also used as substitution for mail box Exhibit C in those neighborhoods where sharing a post is not possible.

Black Flag is specifically required for the Harbor Links Neighborhood only.

**~~MAIL BOX EXHIBIT D~~**

**~~West Park Village-~~**

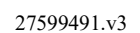


**Mail Box — EXHIBIT D**

~~Approved Materials: Single Black Metal Mailbox with Flag (no specific color required for flag) mounted on Double Black Metal Post. Post shall have gold lettering for numbers and Westchase Logo affixed to front of mailbox. Exhibit D is the standard mail box required for the following Villages: All Neighborhoods within West Park Village (Except Arlington Park and Worthington)~~

~~MAIL BOX - EXHIBIT F~~

~~black aluminum with black Aluminum post, gold flag mounted On the mailbox and gold numbering for the address on both sides of the Mailbox;~~





**Guideline for Mailboxes within Radcliffe Neighborhood:**

Section 4.1.5 of the Residential Community Guidelines state that all neighborhoods shall maintain a common standard mailbox. The approved guideline outlines the specifications for mailboxes for the Radcliffe Neighborhood only.

1. ~~All mailboxes will be constructed of aluminum material with stainless hardware and shall be purchased through Metalcraft Industries, Inc., located at 120 Cypress Road, Ocala, FL 34472.~~
2. ~~The decorative base shall be coated inside and out to prevent ground moisture from entering the casting. The interior coating shall be TGIC polyester for total film build of 5 mils plus.~~
3. ~~The door closure hardware shall be stainless.~~
4. ~~The mailbox is bolted on with stainless hardware.~~
5. ~~All mailboxes shall be bronze aluminum with the Westchase Logo and numbers shall be added on in brass.~~
6. ~~The base and post of the mailbox shall also be bronze aluminum.~~
7. ~~The flag shall be gold in color.~~

## MAIL BOX EXHIBIT C

### Villas of Stonebridge (Mailboxes supplied by Creative Mailboxes)

#### **Guideline for mailboxes within the Villas of Stonebridge neighborhood**

Section 4.15 of the Residential Community Guidelines state that all neighborhoods shall maintain a common standard mailbox. The approved guideline outlines the specifications for mailboxes for the Villas of Stonebridge neighborhood only.

1. All shall be purchased through Creative Mailbox Designs, 12801 Commodity Place, Tampa, 33626, 813-818-7100
2. The post shall be a 3" x 6.5' fluted pole with A-3 finial and SB-63 base; M5 cast aluminum box W/DB24HS; with vine scroll bracket
3. The post and mailbox color shall be PC mineral black
4. Address shall be placed on mailbox door in 1" gold vinyl; font shall be California bold
5. The flag shall be gold cast aluminum

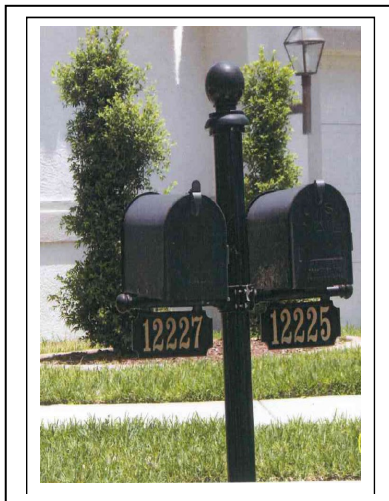




## MAIL BOX-EXHIBIT I

### Glenclyff Villas & Vineyards

Mailbox supplied by Creative Mailboxes



## MAIL BOX-EXHIBIT J

### Bennington, Woodbay, Kingsford, Brentford, Keswick, & Stamford

Mailbox supplied by Creative

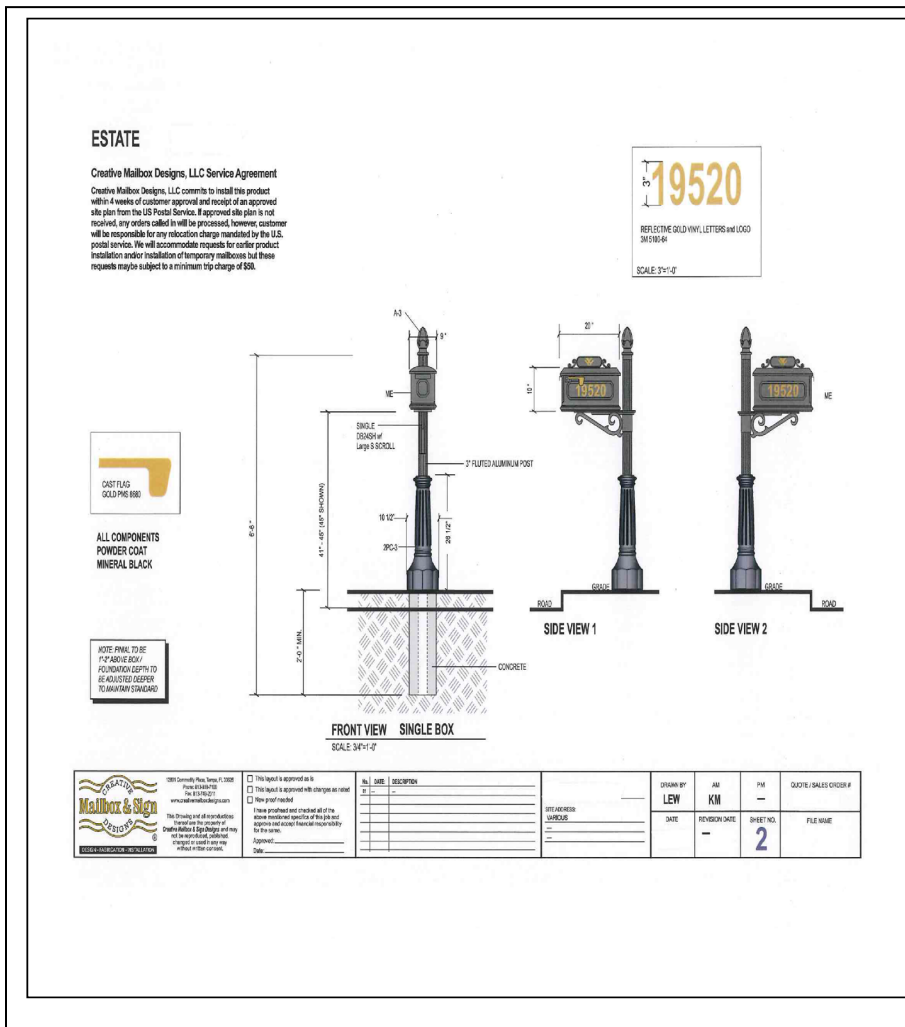
Mailboxes

black aluminum with black

Aluminum post, gold flag mounted

On the mailbox and gold numbering

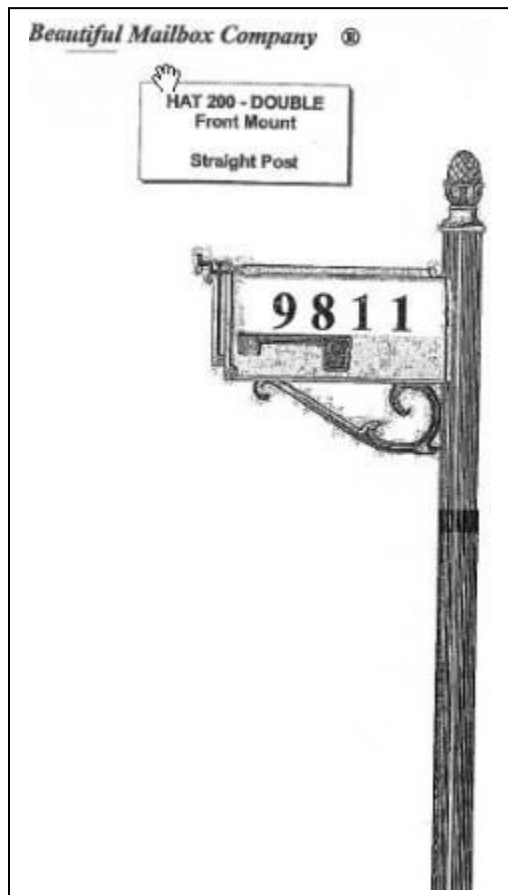
For the address on both sides of the Mailbox; Gold W logo on finial at top of mailbox



**MAIL BOX - EXHIBIT K**

**Villas of Woodbridge**

two front mounted black aluminum mailboxes on a single straight black aluminum post; gold address numbers on the side of the mailbox (supplied by Beautiful Mailbox Co.) with red flag



**MAIL BOX - EXHIBIT L** **Stockbridge, Sturbridge, Wakesbridge & Baybridge**

Mailboxes shall be black aluminum with black aluminum posts. The mailboxes shall have a gold flag and vinyl gold numbering for the address on both sides of the mailbox

## MAILBOX

All mailbox flag and 3" mailbox.



**APPENDIX A-56**  
**WCA Paint Color Palette**

(Revised February 12, 2013, June 9, 2015, and January 14, 2020)

Sherwin Williams Brand Paint Name & Corresponding Reference Number

*Note: Any paint brand may be used as long as colors match; Please refer to Master Guideline 2.1.12*

- Owner - Does current palette match availability from SW? No Action (NA)      Not a practical issue or concern

SW Strip #	SW Paint #	Color Name	Trim only	Body & Trim Combo	Front Door & Shutter Only	SW Strip #	SW Paint #	Color Name	Trim only	Body & Trim Combo	Front Door & Shutter Only
221	9136	Lullaby		X		141	6120	Believable Buff		X	
221	9137	Nieabla Azul		X		141	6121	While Wheat		X	
221	9138	Stardew		X		141	6122	Camelback		X	
221	9139	Debonair		X		141	9025	Coriander Powder		X	

173	9054	Little Boy Blu		X			141	6123	Baguette		X	
173	9055	Billowy Breeze		X			141	6124	Cardboard		X	
173	9056	French Moire		X			130	6379	Jersey Cream		X	
173	9057	Aquitaine		X			130	6380	Humble Gold		X	
173	9058	Secret Cove		X			130	7682	Bee's Wax		X	
174	6498	Byte Blue		X			130	6381	Anjou Pear		X	
174	6499	Stream		X			139	6386	Napery		X	
174	9061	Rest Assured		X			139	6387	Compatible Cream		X	
174	6500	Open Seas		X			139	9023	Dakota Wheat		X	
174	6501	Manitou Blue		X			139	6388	Golden Fleece		X	
184	6152	Balmy		X			139	6389	Butternut		X	
184	6513	Take Five		X			293	6672	Morning Sun		X	
184	6514	Respite		X			293	7560	Impressive Ivory		X	
184	9070	Baby Blue Eyes		X			293	7721	Crescent Crem		X	
184	6515	Leisure Blue		X			293	7677	Gold Vessel		X	
185	6519	Hinting Blue		X			293	7679	Golden Gate		X	
185	6520	Honest Blue		X			294	7676	Paper Lantern		X	
185	6521	Notable Hue		X			294	7684	Concord Buff		X	
185	9071	Dyer's Woad		X			294	7687	August Moon		X	
185	6522	Sporty Blue		X			294	7693	Stonebriar		X	
224	6239	Upward		X			294	7695	Mesa Tan		X	
224	6240	Windy Blue		X			289	7704	Tower Tan		X	
224	6241	Aleutian		X			289	7538	Tamarind		X	
224	9151	Daphne		X			289	7724	Canoe		X	
224	6242	Bracing Blue		X			289	7725	Yearling		X	
225	6246	North Star		X			290	7717	Ligonier Tan		X	
225	6247	Krypton		X			290	7720	Deer Valley		X	
225	6248	Jubilee		X			291	6113	Interactive Cream		X	
225	9152	Let it Rain		X			291	6114	Bagel		X	
220	6225	Sleepy Blue		X			291	6115	Totally Tan		X	
220	6226	Languid Blue		X			291	9186	Carmelized		X	
220	6227	Meditative		X			292	7723	Colony Buff		X	
220	9135	Whirlpool		X			292	7689	Row House Tan		X	
219	6128	Tradewind		X			292	7536	Bittersweet Stem		X	
219	6219	Rain		X			292	7539	Cork Wedge		X	
219	6220	Interesting Aqua		X			292	7690	Townhall Tan		X	

219	9134	Delft		X		292	7540	Artisan Tan		X	
218	6211	Rainwashed		X		240	6001	Grayish		X	
218	6212	Quietude		X		240	6002	Essential Gray		X	
218	6213	Halcyon Green		X		240	6003	Proper Gray		X	
218	9133	Jasper Stone		X		240	9167	Polished Concrete		X	
217	6204	Sea Salt		X		241	7022	Alpaca		X	
217	6205	Comfort Gray		X		241	7023	Requisite Gray		X	
217	6206	Oyster Bay		X		241	7024	Functional Gray		X	
217	9132	Acacia Haze		X		241	9168	Elephant Ear		X	
216	6197	Aloof Gray		X		241	7025	Backdrop		X	
216	6198	Sensible Hue		X		242	6071	Popular Gray		X	
216	6199	Rare Gray		X		242	6072	Versatile Gray		X	
216	9131	Cornwall Slate		X		242	6073	Perfect Greige		X	
215	6183	Conservative Gray		X		242	9169	Chatura Gray		X	
215	6184	Austere Gray		X		242	6074	Spalding Gray		X	
215	6185	Escape Gray		X		243	7029	Agreeable Gray		X	
215	9130	Evergreen Fog		X		243	7030	Anew Gray		X	
214	6190	Filmy Green		X		243	7031	Mega Greige		X	
214	6191	Contented		X		243	7504	Keystone Gray		X	
214	9192	Coastal Plain		X		245	7043	Worldly Gray		X	
214	9129	Jade Dragon		X		245	7044	Amazing Gray		X	
213	6176	Liveable Green		X		245	7045	Intellectual gray		X	
213	6177	Softened Gray		X		245	9171	Felted Wool		X	
213	6178	Clary Sage		X		248	9173	Shitake		X	
213	9128	Green Onyx		X		248	7506	Logia		X	
212	6162	Ancient Marble		X		248	7507	Stone Lion		X	
212	6163	Grassland		X		248	7633	Taupe Tone		X	
212	6164	Svelte Sage		X		248	7513	Sanderling		X	
212	9127	At Ease Soldier		X		248	7508	Tavern Taupe		X	

212	6165	Connected Gray 249		X		249	7036	Accessible Beige		X	
211	6169	Sedate Gray		X		249	7037	Balanced beige		X	
211	6170	Techno Gray		X		249	7038	Tony Taupe		X	
211	6171	Chatroom		X		249	9174	Moth Wing		X	
211	9126	Honed Soapstone		X		2850	7517	China Doll		X	
211	7738	Cargo Pants		X		250	7511	Bungalow Beige		X	
298	7739	Herbal Wash		X		250	7524	Dhurrie Beige		X	
298	7748	Green Earth		X		250	7512	Pavilion Beige		X	
298	7015	Repose Gray		X		250	7501	Threshold Taupe		X	
244	7016	Mindful Gray		X		250	7502	Dry Dock		X	
244	7017	Dorian Gray		X		254	7551	Greek Villa	X		
244	9170	Acier		X		255	7005	Pure White	X		
244	7018	Dovetail		X		257	7006	Extra White	X		
244	7667	Zircon		X		261	7103	Whitetail	X		
282	7672	Knitting Needles		X		261	6385	Dover White	X		
282	7668	March Wind		X		261	7012	Creamy	X		
282	7673	Pewter Cast		X		261	9180	Aged White	X		
282	7669	Summit Gray		X		261	7568	Neutral Ground	X		
235	7071	Gray Screen		X		263	7562	Roman Column	X		
235	7072	Online		X		263	6154	Nacre	X		
235	7073	Network Gray		X		263	7563	Restful White	X		
235	9162	African gray		X		263	7564	Polar Bear	X		
235	7074	Software		X		263	6133	Muslin	X		
236	7064	Passive		X		263	6119	Antique White	X		
236	7065	Argos		X		262	7105	Paper Whgite	X		
236	7066	Gray Matters		X		262	7106	Honied White	X		
236	9163	Tin Lizzie		X		262	7557	Summer White	X		
236	7067	Cityscape		X		262	7556	Crème	X		
237	7057	Silver Strand		X		262	7559	Décor White	X		
237	7058	Magnetic Gray		X		262	6371	Vanillin	X		
237	7059	Unusual Gray		X		262	7573	Eaglet Beige	X		
237	9164	Illusive Green		X		256	7757	High Reflective White	X		

237	7060	Attitude Gray		X		256	7004	Snowbound	X		
238	9165	Gossamer Veil		X		256	7003	Toque White	X		
238	9166	Drift of Mist		X		256	7028	Incredible White	X		
238	7658	Gray clouds		X		256	7014	Eider White	X		
238	7652	Mineral Deposit		X		256	7646	First Star	X		
238	7659	Gris		X		256	7648	Big Chill	X		
239	7653	Silverpointe		X		260	7100	Arcade White	X		
239	7657	Tinsmith		X		260	7000	Ibis White	X		
239	7649	Silverplate		X		260	6028	Cultured Pearl	X		
239	7650	Ellie Gray		X		260	6063	Nice White	X		
239	7655	Stamped Concrete		X		260	6077	Everyday White	X		
159	6456	Slow Green		X		260	6035	Gauzy White	X		
159	6457	Kind Green		X		260	7021	Simple White	X		
159	6458	Restful		X		267	7001	Marshmallow	X		
159	9041	Parisian Patina		X		267	7102	White Flour	X		
169	6470	Waterscape		X		267	7002	Downy	X		
169	6471	Hazel		X		267	7101	Futon	X		
169	9050	Vintage Vessel		X		267	6084	Modest White	X		
169	6472	Composed		X		267	6091	Reliable White	X		
169	6473	Surf Green		X		267	6098	Pacer White	X		
170	6477	Tidewater		X		235	7075	Web Gray			X
170	6478	Watery		X		235	7076	Cyberspace			X
170	9051	Aquaverde		X		236	7068	Grizzle Gray			X
170	6479	Drizzle		X		236	7674	Peppercorn			X
142	6393	Convivial Yellow		X		226	6277	Special Gray			X
142	6394	Sequin		X		226	6278	Cloak Gray			X
142	9026	Tarnished Trumpet		X		240	6004	Mink			X
144	6407	Ancestral Gold		X		240	6005	Folkstone			X
144	6408	Wheat Grass		X		277	7520	Plantation Shutters			X
144	9028	Dusted Olive		X		197	6089	Grounded			X
297	7736	Garden Sage		X		197	6090	Java			X
297	7734	Olive Grove		X		196	6068	Brevity Brown			X
193	6043	Unfussy Beige		X		196	6069	French Roast			X
193	6044	Doeskin		X		277	6076	Turkish Coffee			X



193	6045	Emerging Taupe		X		277	9183	Dark Clove			X
193	9079	Velvety Chestnut		X		277	7515	Homestead Brown			X
193	6046	Swing Brown		X		225	6249	Storm Cloud			X
194	6050	Abalone Shell		X		225	6250	Granite Peak			X
194	6051	Sashay Sand		X		225	6251	Outerspace			X
194	6052	Sandbank		X		232	6039	Poised Taupe			X
194	9080	Hushed Auburn		X		232	6040	Less Brown			X
195	6057	Malted Milk		X		232	6041	Otter			X
195	6058	Likeable Sand		X		193	6047	Hot Cocoa			X
195	6059	Interface Tan		X		193	6048	Terra Brun			X
195	9081	Redend Point		X		195	6061	Tanbark			x
195	6060	Moroccan Brown		X		195	6062	Rugged Brown			X
196	6064	Reticence		X		278	7645	Thunder Gray			X
196	6065	Bona Fide Beige		X		278	7062	Rock Bottom			X
196	6066	Sand Trap		X		278	9184	Foxhall Green			X
196	9082	Chocolate Powder		X		278	7750	Olympic Range			X
196	6067	Mocha		X		278	7730	Forestwood			X
197	6085	Simplify Beige		X		278	6174	Andiron			X
197	6086	Sand Dune		X		253	9176	Dress Blues			X
197	6087	Trusty Tan		X		253	9177	Salty Dog			X
197	9083	Dusted Truffle		X		253	9178	In the Navy			X
197	6088	Nuthatch		X		253	2739	Charcoal Blue			X
232	6036	Angora		X		173	9059	Silken Peacock			X
232	6037	Temperate Taupe		X		173	9060	Connor's Lakefront			X
232	6038	Truly Taupe		X		220	6228	Refuge			X
232	9160	Armadillo		X		220	6229	Tempe Star			X
198	6078	Realist Beige		X		220	6230	Rainstorm			X
198	6079	Diverse Beige		X		217	6207	Retreat			X
198	6080	Utterly Beige		X		217	6208	Pewter Greenx			X
198	9084	Cocoa Whip		X		215	6186	Dried Thyme			X
198	6081	Down Home		X		215	6187	Rosemary			X

199	9085	Touch of Sand		X		214	6193	Privilege Green			X
199	9086	Cool Beige		X		214	6194	Basil			X
199	9087	Smoky Beige		X		214	6195	Rock Garden			X
199	9088	Utaupeia		X		155	6432	Garden Spot			X
199	9089	Llama Wool		X		155	6433	Inverness			X
201	6099	Sand Dollar		X		145	6418	Rural Green			X
201	6100	Practical Beige		X		145	6419	Saguaro			X
201	6101	Sands of Time		X		185	6523	Denim			X
201	9093	Nearly Brown		X		185	6524	Commodore			X
201	6102	Portabello		X		221	9140	Blustery Sky			X
204	6106	Kilim Beige		X		221	9141	Waterloo			X
204	6107	Nomadic Desert		X		221	9142	Moscow Midnight			X
204	6108	Latte		X		243	7032	Warm Stone			X
204	9108	Double Latte		X		243	7033	Brainstorm Bronze			X
204	6109	Hopsack		X		211	6172	Hardware			X
205	9109	Natural Linen		X		211	6173	Cocoon			X
205	9110	Malabar		X		211	7745	Muddled Basil			X
205	9111	Antler Velvet		X		204	6110	Steady Brown			X
205	9112	Song Thrush		X		204	6111	Coconut Husk			X
288	7719	Fresco Cream		X		141	6125	Craft Paper			X
288	7518	Beach House		X		120	6635	Determined Orange			X
288	7519	Mexican Sand		X		120	6636	Husky Orange			X
288	7521	Dormer Brown		X		130	6382	Ceremonial Gold			X
288	7522	Meadowlark		X		130	6383	Golden Rule			X
288	7525	Tree Branch		X		130	6384	Cut the Mustard			X
284	7567	Natural Tan		X		139	6390	Bosc Pear			X
284	7547	Sandbar		X		139	6391	Gallant Gold			X
284	7548	Portico		X		140	6131	Chamois			X
284	7534	Outerbanks		X		140	6132	Relic Bronze			X
284	7549	Studio Taupe		X		171	6488	Grand Canal			X
284	7535	Sandy Ridge		X		171	6489	Really Teal			X
210	6155	Rice Grain		X		165	6775	Briny			X
210	6156	Ramie		X		114	6326	Henna Shade			X
210	6157	Favorite Tan		X		114	6327	Bold Brick			X
210	7544	Fenland		X		114	6328	Fireweed			X

210	6158	Sawdust		X		122	6657	Amber Wave			X
209	9119	Dirty Martini		X		122	7703	Earthen Jug			X
209	9121	Sawgrass Basket		X		126	6356	Copper Mountain			X
209	9122	Dried Edamame		X		128	6369	Tassel			X
209	9123	Barro Verde		X		128	6370	Saucy Gold			X
207	6148	Wool Skein		X		128	7709	Copper Pot			X
207	6149	Relaxed Khaki		X		251	6258	Tricorn Black	X		X
207	6150	Universal Khaki		X		309	2801	Rookwood Dark Red			X
207	9117	Urban Jungle		X		309	2802	Rookwood Red			X
207	6151	Quiver Tan		X		309	2803	Rookwood Terra Cotta			X
135	6681	Butter Up		X		115	6333	Foxy			X
133	6673	Banana Cream		X		115	6334	Flower Pot			X
133	6674	Jonquil		X		115	6335	Fired Brick			X
128	6365	Cachet Cream		X		101	6871	Positive Red			X
128	6366	Ambitious Amber		X		101	6861	Radish			X
128	6367	Viva Gold		X		101	6866	Heartthrob			X
128	6368	Bakelite Gold		X		275	7586	Stolen Kiss			X
127	6358	Creamery		X		275	7582	Salute			X
127	6359	Sociable		X		275	7583	Wild Currant			X
127	9011	Sun Bleached Ochre		X		275	7585	Sun Dried Tomato			X
127	6360	Folksy Gold		X		275	7593	Rustic Red			X
127	6361	Autumnal		X							
140	6127	Ivoire		X							
140	6128	Blonde		X							
140	6129	Restrained Gold		X							
140	9024	Vintage Gold		X							
140	6130	Mannered Gold		X							

White Body Colors			White Door & Shutter Colors		
254	7551	Greek Villa	254	7551	Greek Villa

255	7005	Pure White	255	7005	Pure White
257	7006	Extra White	257	7006	Extra White
255	7008	Alabaster	255	7008	Alabaster
255	7566	Westhighland White	255	7566	Westhighland White
254	7009	Pearly White	254	7009	Pearly White
254	7013	Ivory Lace	254	7013	Ivory Lace
254	7042	Shoji White	254	7042	Shoji White
265	7104	Cotton White	265	7104	Cotton White
265	7558	Medici Ivory	265	7558	Medici Ivory
266	7554	Steamed Milk	266	7554	Steamed Milk
266	6147	Panda White	266	6147	Panda White
266	6140	Moderate White	266	6140	Moderate White
266	6105	Divine White	266	6105	Divine White
259	6070	Heron Plume	259	6070	Heron Plume
259	7626	Zurich White	259	7626	Zurich White
259	7636	Origami White	259	7636	Origami White
259	7035	Aesthetic White	259	7035	Aesthetic White
259	7627	White Heron	259	7627	White Heron

-----end of Paint Palette Master Guideline -----

GENERAL COMMENTS FOR INSG'S:  
SEE MOD COMMITTEE COMMENTS

### **INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES**

- **Attorney Comment:** INSGs have been omitted for convenience due to the size of the document. INSGs will be reviewed by DRC at a later date. Mailbox guidelines will be inserted into applicable INSGs without modification.