

PROPOSED REVISIONS BOTH REVIEWED AND RECOMMENDED BY THE DRC:

Category	Section	Suggestion	DRC Comments
Mailboxes	Appendix A-5	Remove entire section and references from Guidelines	These need to be incorporated directly into INSG documentation
General	General	Replace all references surrounding "neutral" colors to be consistent (replace less descriptive language such as "natural", "earth tones", etc.)	Neutral shall read "neutral muted color shades of beige, brown, taupe, tan or gray"
General	Multiple	Reformat guidelines/defs surrounding patios, pergolas, sunrooms, etc.	Cleaning these all up for clarity and better organization
Flags & Banners	1.3.4, 1	Add that display of US flags must comply with FS 720.304	Ensures proper lighting and better defines "respectful manner" of display
Planters/Pots	1.3.10	Allow more than 2 pots in a single flower bed	Revise to allow "no more than 6 pots in front of home across driveway, walkway, landscape bed, porch, etc."
Driveways	2.1.3	Add more details to section about expanding driveways and paths to front door	Must maintain existing garage footprint
Exterior Lighting	2.1.9	Add lamp posts as decorative lighting	Added defining specs/requirements (currently absent)
Screening	2.1.11	Address taller vertical style A/C screening - allow to be higher	Specify package units require full screening (i.e. height)
Screening	2.1.11	Add that fencing must be set back at least 5' from the corner of a Unit	See working draft detail
Color Palette	2.1.12, 7	Allow past home color to be "grandfathered" in so same color can be used in perpetuity	Past approved mod must be available for evidence/confirmation
Color Palette	2.1.12, 14	Add soffit and chimney to body/wall definition and shutters to trim option	See working draft detail
Patios	2.1.15	Add "Metal/aluminium railings shall be permitted for safety on patios raised due to sloping yards"	See working draft detail

Gutters & Drainage	2.1.25	Clarify water drainage rules	Add language defining drainage requirement for any build exceeded setback limit (require proof of installation of proper drainage)
Security Cameras	2.1.26	Remove limits on number of external cameras	Allow homeowners to follow security professional guidance
Drainage Solutions	2.1.31	Clarify water drainage rules	Add language defining drainage requirement for any build exceeded setback limit (require proof of installation of proper drainage)
Landscaping	2.2.5, 2.3	Allow synthetic turf in backyards	Must comply with FL Dept of Environmental Protection turf installation guidelines (cannot prohibit under FL law)
Landscape Lighting	2.2.6	Allow landscape lighting to be colors for holiday periods	See working draft detail
Landscape Materials	2.2.7, 4	Add cedar bark stone	Reasonable option
Plant Material List	2.2.8	Add bottle palm, Viburnum Suspensum, Blue My Mind (Dwarf morning glory) and Blueberry tree/shrub	See working draft detail
Tree Removal	2.2.10	Clarify that a copy of the County "Permit" is required	See working draft detail
Tree Removal	2.2.10	Clarify that use of an arborist does not eliminate the requirement for County or CDD approvals	See working draft detail
Fences on Slopes	2.2.12	Add "racking" as acceptable	See working draft detail
Fencing	2.2.15, D, 3	Add white as allowable color for vinyl fencing for all WCA	See working draft detail
Fencing	2.2.15, D, 3	Delete reference to wood grain as "preferred"	Allow white vinyl - note wood grain is currently "preferred", not req'd

PROPOSED REVISIONS NOT BEING RECOMMENDED BY THE DRC:

Category	Section	Suggestion	DRC Comments
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Landscape	1.3.1	Are bird/bat house feeders approved?	Not currently approved. Visibility, safety and public nuisance concerns.
Sports Equip	1.3.11	No permanent basketball hops, temp hoops out of view when not in use	Already in place and visibility requirements already defined in Guidelines
Sports Equip	1.3.11	Prohibit playground equip. from blocking views of residents on conservation or pond	Already in place for master
Sports Equip	1.3.11	Increase property line setback for playground equip from 10' to 25'	Not practical/manageable for enforcement or feasible for many owners
Sports Equip	1.3.11	Portable hoops can be left in place as long as not in front yard, sidewalk or street	Concerns over unsightly/unkept
Sports Equip	1.3.11	Allow permanent hoop installations (w/uniform options and look)	Concerns over unsightly/unkept
Sports Equip	1.3.11	Allow portable equipment to remain in view 24/7 (expand weekend rules to all weekdays)	Concerns over unsightly/unkept
Sports Equip	1.3.11	Do not allow portable equipment to remain outside at night	Already defined in master, not recommending reversal of Fri-Sat exception
Landscape	1.3.15	Allow little frog stick type ornaments in front yard	One already allowed up to 12" height - See 1.3.15
Flags	1.3.4	Only allow decorative holiday flags (i.e. not all the time like sports teams, etc.)	Consider current guideline appropriate
Decorations	1.3.7	Align WCA holiday decoration window with CDD	Already allowed Oct-Jan 15
Trees	1.4.0	Propose proper order of approval be published (County, HOA, CDD) and require permit for mod approval	Seems to be sufficiently addressed in 2.2.10
Garage Door	2.1.5, 4.8	Allow more than traditional raised panel (i.e. multi-layers like front door, contemporary, etc.)	Owner did not respond for more explanation/details on proposal

Exterior Lighting	2.1.9	Add perimeter down lighting along soffits	Feel existing guidelines are sufficient
Screening	2.1.11	Allow additional screening options beyond PVC or concrete, such as decorative	"Decorative" too subjective
Color Palette	2.1.12, A-6	Allow garage to be black without requiring black trim	Enough Options available for garage door colors
Doors	2.1.7	More flexibility for front door designs (i.e. windows or not, wood v. painted, more paint options)	Appears sufficient - refer resident to current guideline section 2.1.7
Lighting	2.1.9	Define hours that string pary lights can be turned on (i.e. back yards, lanai, etc.)	Not manageable/enforceable, sets new precedent/restrictions for exterior lighting hours
Color Palette	2.1.12, 8	remove restriction "within 3 colors" and just leave as trim must be on same color strip or trim colors only	Feel current guideline is appropriate based on prior design recommendations
Color Palette	2.1.12, 10	Allow garage to be black without requiring black trim	Feel current guideline is sufficient in options
Gutters	2.1.25	Add a reference to Section 2.1.12 (#14) Paint palette for color of Downspouts (must be same color as body of house). Also, modify the section to allow for white downspouts, regardless of house color, for <u>white</u> gutters only	Feel current guideline is sufficient in options
Pools & Spas	2.1.28	Define materials used for pool decks	Feel current guideline is sufficient, concerns over ability to enforce
Front Yard	2.2.1	No. of trees based on size of front yard, one tree minimum, street tree counts as unit tree in calculations	Feel existing guidelines are proper - do not want to propose less "green" for Westchase
Trees	2.2.1	"All trees (palm and otherwise) must be minimum six feet (5') in height when planted in the ground." Please change the 5' reference to 6'. In addition, add that "Front Lot Widths are as indicated on property survey inclusive of hardscaping, such as driveways. In lieu of property survey, the WCA may rely on information available on Hillsborough Country Property Appraiser's website."	Feel current guideline is sufficient

Trees	2.2.1	Eliminate front yard tree requirement for all homes	Reduces historical aesthetics expectations, conflicts with County requirements for development
Trees	2.2.1	Require replacement trees to be of same size as tree removed - increase penalties for unapproved removal	Not reasonable or feasible for owners
Landscape Materials	2.2.7	We should allow rubber mulch	Concerns over environmental and wildlife impacts
Tree Removal	2.2.10	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.	Consider current guideline appropriate
Fencing	2.2.13	Make metal fencing optional vs. mandatory for homes adjacent to conservation (e.g. Bridges)	Consider current guideline appropriate
Fencing	2.2.15	Require consistent fencing options across entire community	Considered not feasible/manageable under current conditions
Landscape	2.2.8	Add common alternate names for approved plants	If owner wants to provide, we can add
Trees	2.2.8	Update to reflect latest FL law, address materials/plants not seen as exempt	Approved list already in place, no further jurisdiction if enacted under FL law
Color Palette	A-6	Does current palette match availability from SW?	Not a practical issue or concern due to ease of color match
General	General	All guideline changes should have special consideration for WPV units	WPV will have it's own guidelines
General	General	Remove all "suggested" or "recommended" references due to enforcement challenges	Considered beneficial/appropriate guidance in some instances
Safety	General	Kids on electric scooters/bikes need some attention (i.e. helmets, speeds, footbridges, etc.)	Not feasible and outside WCA jurisdiction
Fencing	INSG	Allow PVC fencing (i.e. Fords)	Address within INSG procedure as appropriate

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Fencing	INSG	Allow metal/iron fence on pond units (Chelmsford)	Could be an INSG issue - check with your INSG or VM
Fencing	INSG	Allow additional fence options beyond wood (e.g. vinyl, iron) in Bridges	Address within INSG procedure as appropriate
Fencing	INSG	Prohibit blocking views of residents on conservation or pond	Already in Guidelines - Address within INSG procedure as appropriate
Fencing	INSG	Clarify language across each distinction in INSG's	Defer to INSG reviews
INSG	INSG	Remove plant list from all INSG and refer to master guideline listing only	INSG's will be handled at a later date
INSG	INSG	Revisit index for each INSG to ensure up to date	INSG's will be handled at a later date
INSG	INSG	Add blank page if a neighborhood has no INSG	INSG's will be handled at a later date
INSG	INSG	Add street names to reference sheet at beginning of each INSG	INSG's will be handled at a later date
Windows	INSG	Change guidelines on window grids in WPV	INSG's will be handled at a later date
General	General	Publicize or advertise to bring more attention to WCA Guidelines	Referring to management and Board
Mod Procedures	1.4.0	Create new form specific for tree removal requests	Defer to Mod/Mgmnt team