

**WESTCHASE  
RESIDENTIAL  
GUIDELINES**

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# **1. INTRODUCTION**

## **1.1 Statement of Purpose**

These Westchase Residential Guidelines, herein after referred to as 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 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. Non-compliance with these Guidelines will be used as the basis for disapproval of modification or construction plans, and may result in enforcement proceedings including, but not limited to, an injunction or the imposition of a fine or 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 Guidelines, 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.

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 compliance with the individual section Guidelines 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 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.

## **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. Patios are governed by the setback requirement set forth in Section 2.1.15. Play structures are governed by the setback requirement set forth in section 2.1.16. Pools and screen enclosures are governed by the setback requirement set forth in Section 4.5.1.

### **1.2.10 Variances**

A modification which is approved by the Variance Committee (VC), although it does not conform to current guidelines 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**

- **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 2.2.1.
- **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.
- **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.
- **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 Definition of Acronyms**

- 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”.
- INSG: Any reference to Individual Neighborhood Section Guidelines is hereinafter referred to as “INSG”.
- MC: Any reference to Modification Committee is hereinafter referred to as “MC”.
- WCA: Any reference to Westchase Community Association, Inc. is hereinafter referred to as “WCA”.

### **1.3 General Homeowner Guidelines**

**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 Birdbaths**

Birdbaths are permitted and subject to the following specifications:

1. One (1) birdbath per Unit.
2. Birdbath shall not exceed three feet (3') in height and 2 feet (2') in width.
3. Birdbath may be placed in the rear yard, out of public view, or in a front yard landscape bed.

#### **1.3.2 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 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.

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

### 1.3.4 Freestanding Flags and Banners

1. Official Flags - Any homeowner may display one portable, removable 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, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard, or a POW-MIA flag.
2. Freestanding Flagpoles: Any Owner may erect one freestanding flagpole in accordance with F.S. 720.304. Plans must be submitted to the Modifications Committee for approval before installation and must comply with all location criteria in these 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 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 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 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 original installed standard, unless otherwise specified by INSG. **Appendix A-5.**

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

1. Potted plants 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).*

### **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. Guidelines for trampolines are found in Section 2.1.21.

### **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**

Yard ornaments are 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

### **1.4 Modification Committee Review Procedures**

The proposed design for any exterior modification or improvement to an existing home, completed lot or structure on a lot shall be reviewed and approved in writing by the MC prior to commencement.

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 Modification Committee meeting date to be considered at the next Modification Committee 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 lot are subject to the CCR.

Prior to installing such features, owners are encouraged to review these Guidelines, the CCR and any Unit restrictions. 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 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 meetings are published on the WCA website.

The Modifications Committee will review all applications and any additional information that it may request within forty-five (45) days after submission. The Modifications Committee 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 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, 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 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 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 shades of beige, brown, taupe, tan, gray or white. *(Note: CCR Article XII, Section 32, restricts any new awnings)*

#### **2.1.2 Decks**

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 Driveways, Sidewalks and Walkways**

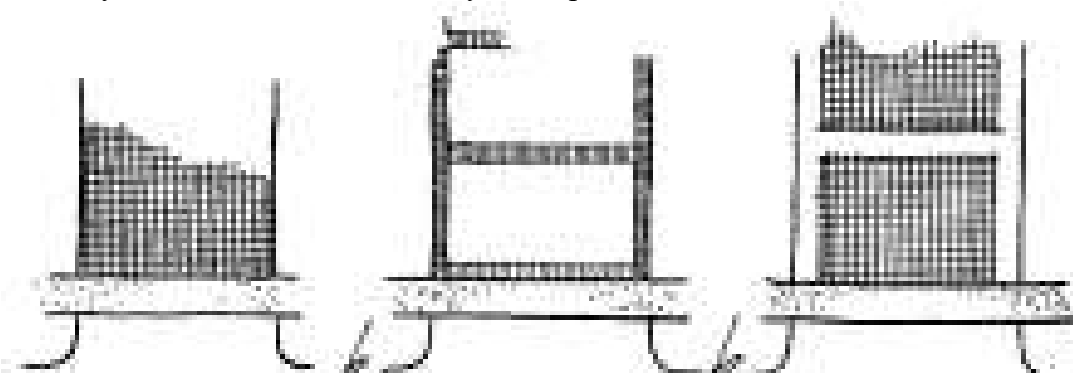
Driveways, sidewalks, walkways, and entry areas must maintain a clean appearance.

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. **Figure 2.**

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 Modification 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.

All paver colors and cobblestones must be natural, soft muted earth tones and neutral shades consisting 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 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 Garage Doors**

Only traditional or classic raised or flat panel style wood, metal and aluminum garage doors are allowed. 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: WOODSY BROWN



BASE COAT: RAYO DE SOL  
GRAIN COAT: WOODSY 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.

Garage doors must meet both Hillsborough County and Hurricane Codes.  
Garage doors must be kept closed when not in use.

### **2.1.6 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.

### **2.1.7 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 1.3.8) 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-6). Residents may use the same 3-part professionally painted coating system described in Section 2.1.5 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 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. Windows may be 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. Non-reflective window tint is allowed subject to the limitations on window film in the Hurricane Protection section below.

#### 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 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 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. **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. **Figure 4.**
3. Spotlights shall not function in the place of standard exterior decorative fixtures.
4. 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.
5. All exterior lighting is to be installed in such a manner as to not cause distraction or nuisance.
6. No light is to be aimed at any neighboring Unit.
7. Porch and patio ceiling lights and garage lights must use clear, white or amber bulbs only unless changed during the Holiday Lighting period to complement Holiday Decorations.

*(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 Roof and Roof Products

#### 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.

#### 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 years.

## Colors

Roofs must be solid colored or mildly variegated. All colors must be black or 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.

## Styles

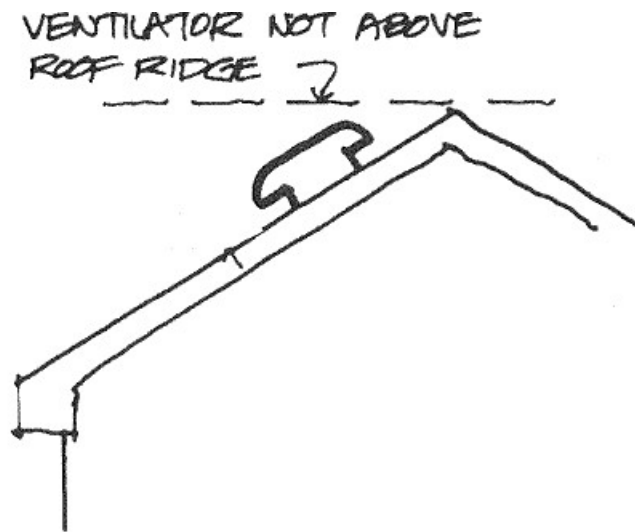
Styles of roofs must be: conventional dimensional shingle; designer shingle; barrel, flat, or boosted mortar tile; or shingles whose style gives the appearance of wood (a.k.a shakes), slate or tile. There are no restrictions on shape and oversized tabs may be used.

## 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.

#### Shape

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

#### 2.1.11 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. 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').

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 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 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 .
3. Only those exterior paint colors which are listed in A-6 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:
  - Up to four (4) 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).
  - Up to five (5) 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 2.1.5 of these 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).
  - One color must be declared the house body color.
6. Any siding must be painted 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.
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 2.1.5 of these 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:
  - Single Family Homes shall match the color of the body or the trim of the home.
  - 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).
  - 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.
13. Sheen of paint shall not exceed semi-gloss for the body/wall.
14. Definitions:
  - 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
  - Trim – Soffit, gutter, fascia, pillars, pillar bases, contrasting border around windows, keystones, gable vents, exterior entry doors and garage doors
  - Accent – Front doors, door frames, keystones, gable vents, and shutters
15. Fascia 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 natural, soft muted earth tones or neutral shades consisting of beige, brown, taupe, tan or gray.

### **2.1.13 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, stone, concrete and stucco.
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.
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.

#### 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.

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

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.

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 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 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 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

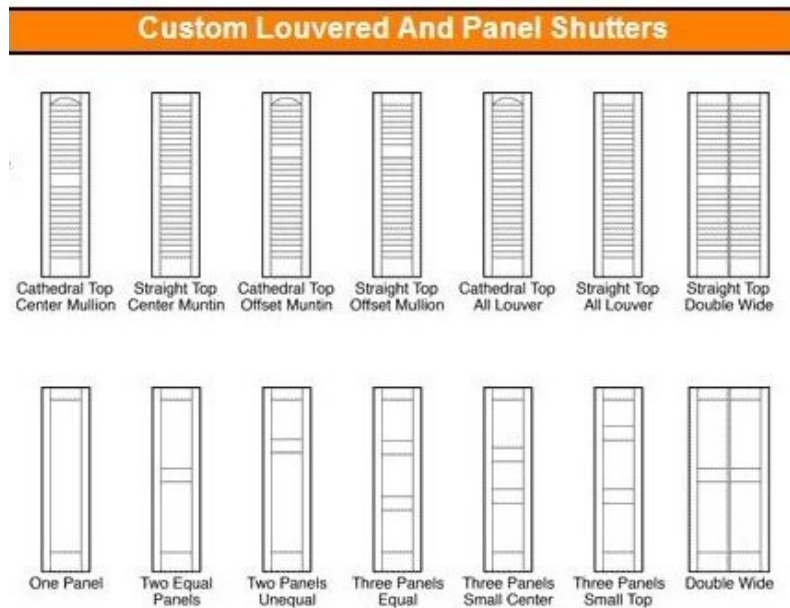
40% of the height of the screening.

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 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 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 Guidelines, except for those units located on ponds, lakes or golf courses.

### **2.1.22 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 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 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 Solar Equipment, Solar Tubes and Skylights**

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

Solar panels and solar shingles are to be stationary and installed only on the roof of a Unit. Solar Panels and solar related equipment shall be installed in compliance with the Public View Screening requirements set forth in these 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 Gutters and Drainage**

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 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 must be white, or the color of the unit’s body or trim. As an alternative, the gutter color may match the roof color as long as the color is natural soft earth tones or shades including beige, brown, taupe, tan, gray or black. 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.

### **2.1.26 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 camera 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. Video doorbells are allowed in addition to the camera limits described above. A modification approval is not required for a video doorbell.

### **2.1.27 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, standard fencing which is addressed in Section 2.2.11, 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 and Guidelines.

### **2.1.28 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.

### **Section 2.1.29 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 enclosures 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 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 1 and 2 below for examples.



**Figure 1**



**Figure 2**

### **2.1.31 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 resulting in flooding, excess ponding or improper drainage, an alternate solution may be considered. The alternate 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 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 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;
- 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 2.1.25 Gutters and Drainage.

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.

### 2.1.32 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. The Modifications Committee 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 Front Yard Landscape.

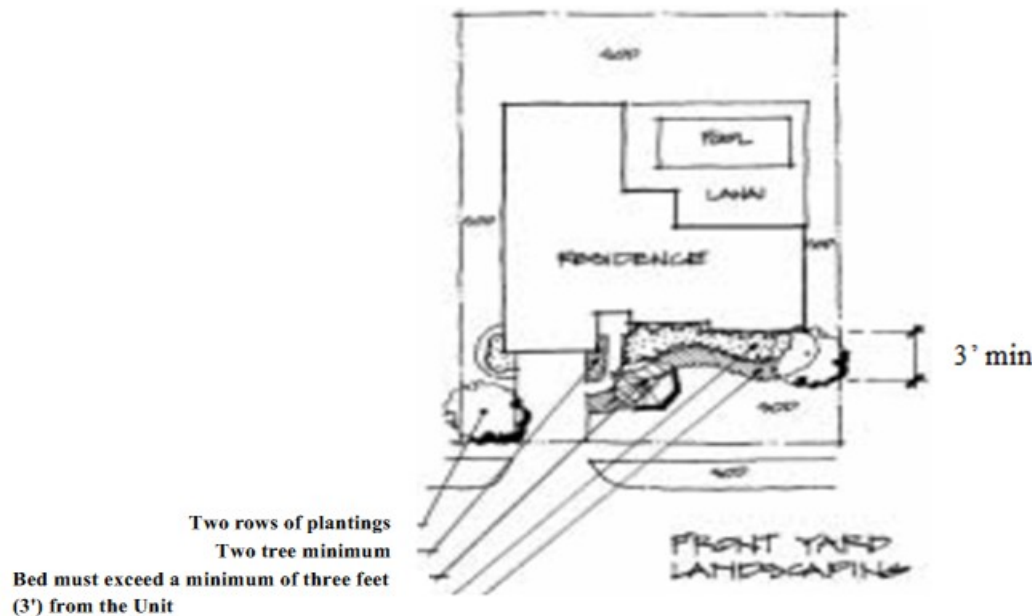


FIGURE 10

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 (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.

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### 2.2.2 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.

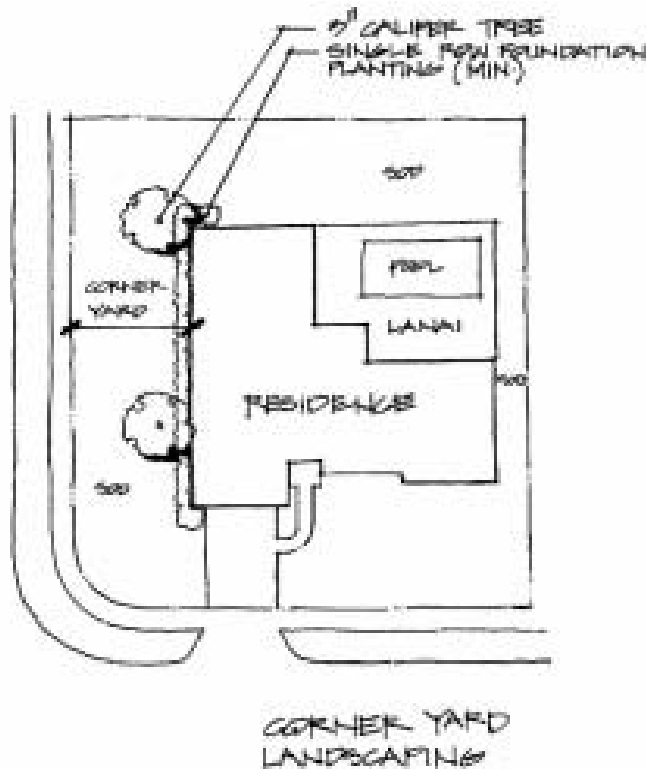


FIGURE 11

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 11**
2. Any hedge planted along the corner yard, along the house as exhibited in Figure 11, 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 11.

### 2.2.3 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 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 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 of these 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 Guidelines, Owner must submit for approval per Section 1.4 of these 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 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. Low voltage garden lighting is allowed.

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

### **2.2.7 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 inch (2") minimum layer of mulch or mulch substitute.
4. Approved mulch and mulch substitutes are: cypress mulch, eucalyptus mulch, hardwood mulch, natural wood mulch, pine bark mulch, river rock, lava rock or pine straw. Any mulch 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.
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.

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

**Approved Shrubs and Ornamentals Shrub Selections**

Agapanthus (Lily of the Nile)	Fern, Foxtail	Holly, Nellie Stevens	Palm, Coontie
<u>Allamanda</u>	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	Jatropha	Sago, Queen
Bush, Daisy	Gold Mound	Juniper, Blue Pacific	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
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			

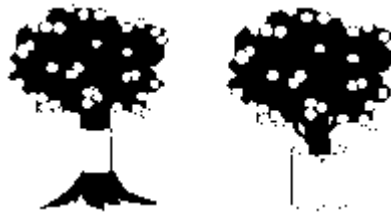
<b><u>Approved Ground Cover Selections</u></b>	
Aztec Grass	Mimosa, Sunshine (Powderpuff)
Blue Daze	Minima Jasmine
Dwarf Confederate Jasmine	Mondo Grass
English Ivy	Peanut Perennial
Evergreen Giant Liriope	Periwinkle
Liriope	Tampa Vervain
	Varnish Leaf

<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		

### 2.2.9 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.**



**FIGURE 12**

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 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 approval by Hillsborough County for the removal of the tree or trees.

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 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.

### 2.2.11 Standard Fencing

All fences must conform to the fence details included in these Guidelines. 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.

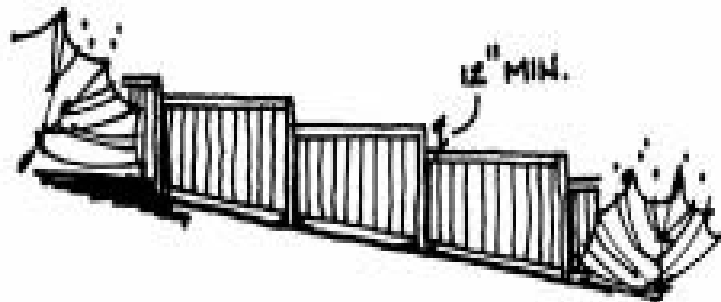
Fence posts shall be placed on the inside of the property with fence panels on the outside. Fences on property lines must be full height, except for conservation, golf course or lake lots where specific view standards apply. The point at which a fence ties to the house shall be no closer to the front 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. (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 fencing Guideline. Any living fence shall also comply with fence Guidelines for golf course, lake and conservation areas. No living fence shall block any neighbor view or cause a sight distance hazard. All living fences must be trimmed to no higher than eight feet (8').

### **2.2.12 Fences on Slope**

The preferred approach to transition grade changes with fencing is to stair-step (stagger) the fence down the slope. 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**.



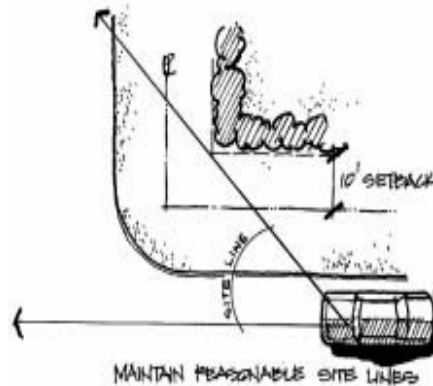
**FIGURE 13**

### **2.2.13 Fences on Golf Course, 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. 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.

### 2.2.14 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**. 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**

### 2.2.15 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 (1/2" x 4") using one and one-half inch (1 1/2") galvanized fastener.
6. Pickets must be one-half inch by four or six inch (1/2" x 4" or 6") using one and one-half inch (1 1/2") 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.
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 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. **Section 2.3 is supplemental to Guidelines stated elsewhere in Section 2.2 Landscape/Irrigation of the 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 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).

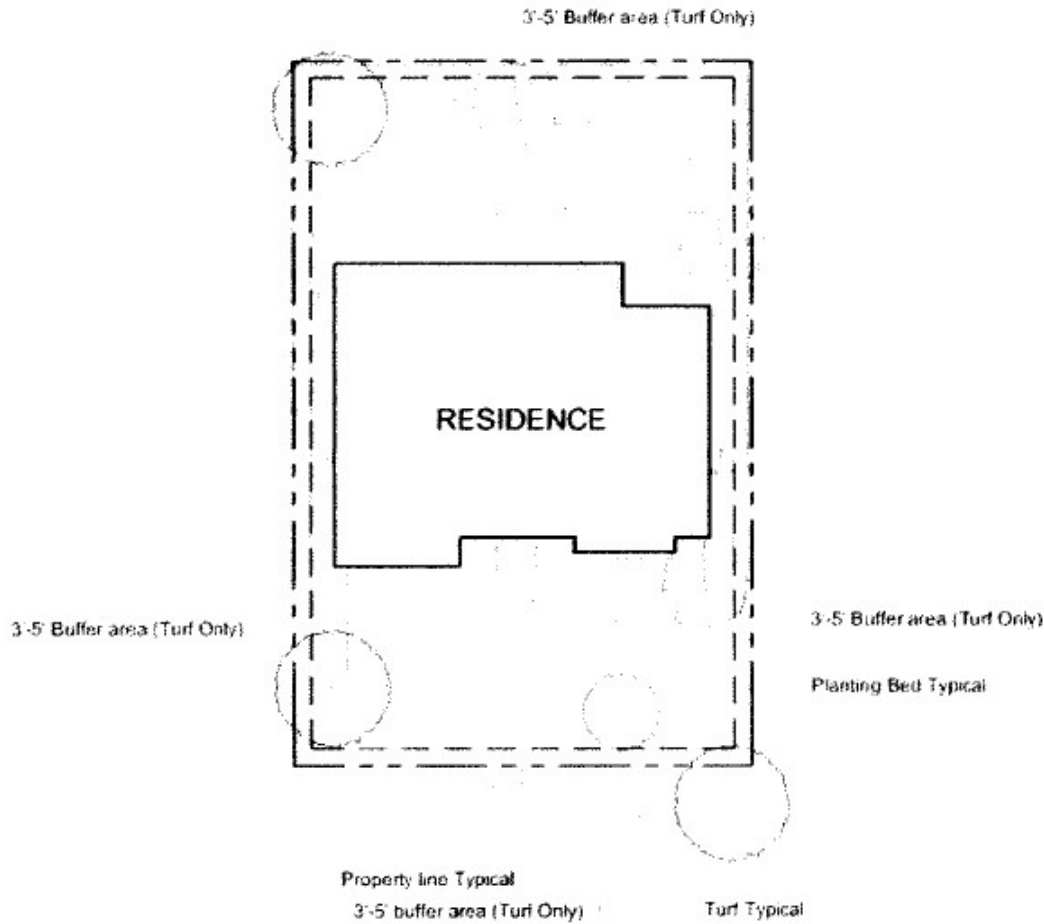
Under no circumstances shall the landscape planting bed area exceed 50% of the front yard area including side yards for corner lots. Additionally, no landscape beds shall be permitted between the edge of Right-of-Way and roadway curbing. This area is to be planted with St. Augustine Turfgrass varieties 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 1.

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 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 #1 on the following page.)

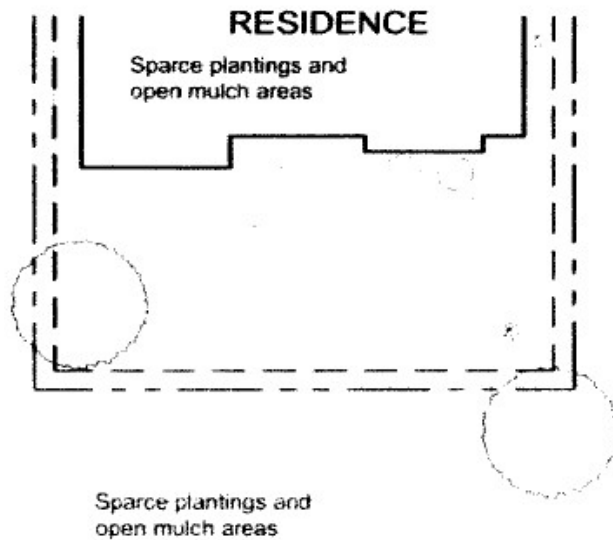
*(The remainder of this page has been left blank intentionally.)*



**FIGURE 1**

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 on the following page).

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



**FIGURE 2**

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 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.

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## **#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 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 restriction 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 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 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 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 Guidelines define the portions of the yard that are considered the front yard in Section 2.2.1 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 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 Landscape Details of the Guidelines define additional St. Augustine sod requirement**

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

## **#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). See Section 4.4.1 Grading and Drainage of the 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 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 of the 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 Guidelines
- x. Plan shall meet the requirements identified within this document and the current (WCA) Residential Design Guidelines

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

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. DESIGN APPROVAL PROCESS FOR CONSTRUCTION**

#### **3.1 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 and these Guidelines.

#### **3.2 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 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 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.

### 3.2.3 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)**

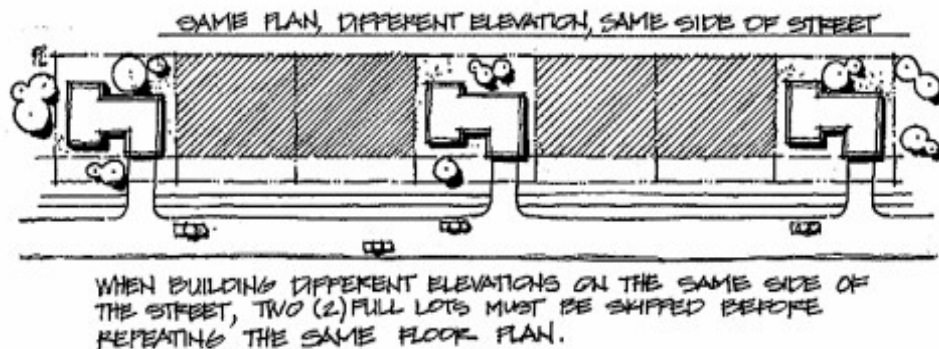
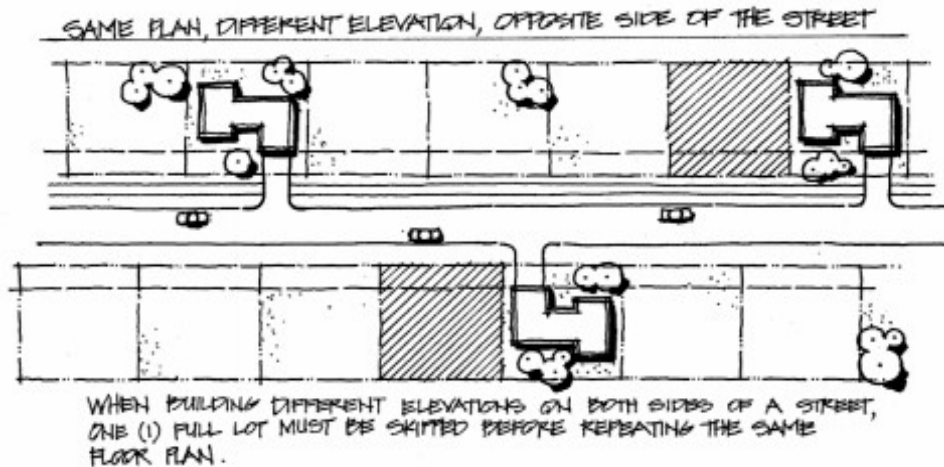


FIGURE 15-A



**FIGURE 15-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.

### **3.2.4 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. CONSTRUCTION REQUIREMENTS**

### **4.1 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 Site Maintenance During Construction**

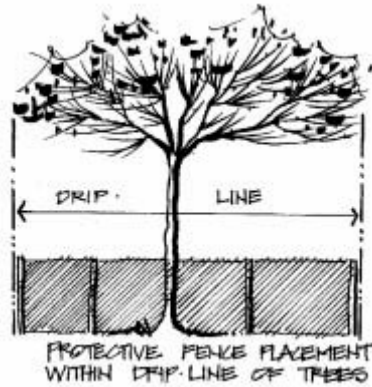
#### **4.2.1 Tree Protection**

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.

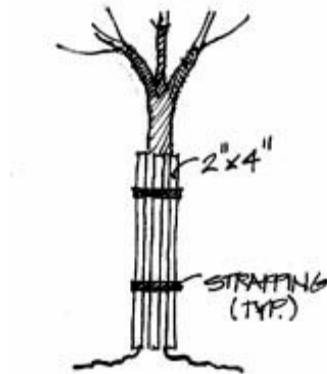
The following procedures are considered appropriate to ensure the survival and good health of existing trees:

- 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.**



**FIGURE 16**

- All major trees must be identified in site work.
- Excessive pedestrian traffic should not occur within drip line of trees.
- To the fullest extent possible, soil shall not be excavated, spread, soiled or otherwise disposed of within the drip line of trees.
- 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.**



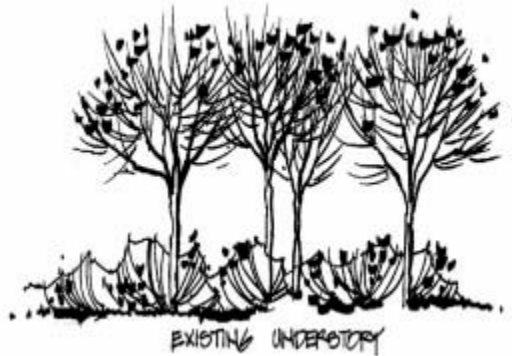
**FIGURE 17**

#### 4.2.2 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** 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**.



**FIGURE 18**

**4.2.4** 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**.



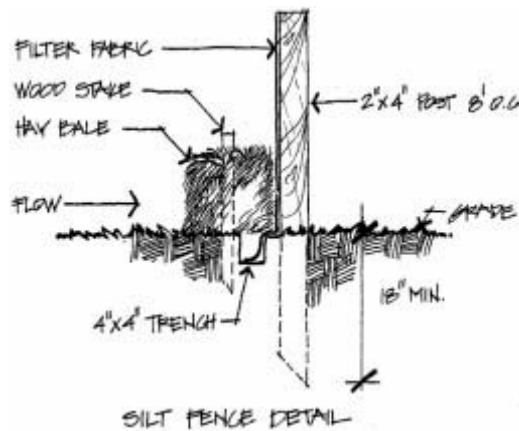
**FIGURE 19**

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

#### 4.2.6 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**, 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**

#### **4.2.7 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 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 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 Damage to Existing Properties**

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

### **4.3 Subcontractor Requirements**

#### **4.3.1 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 Hours of Operation**

Monday – Friday: 7am - 6pm

Saturday: 9:00am - 6pm

Sunday: No Construction

#### **4.3.3 Utilities**

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

#### **4.3.4 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 Lot Elements**

#### **4.4.1 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 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 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

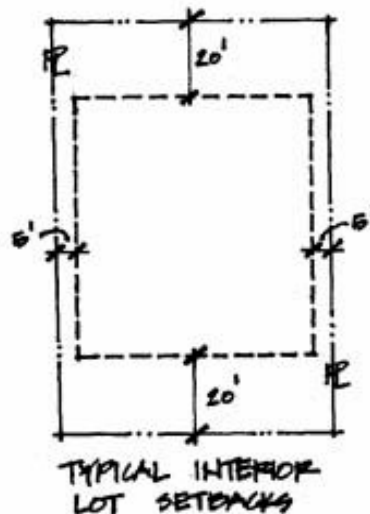
#### **4.5 Building Setback Requirements**

##### **4.5.1 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 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). **Figure 21**



**FIGURE 21**

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 Guidelines.

### 4.5.3 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.**

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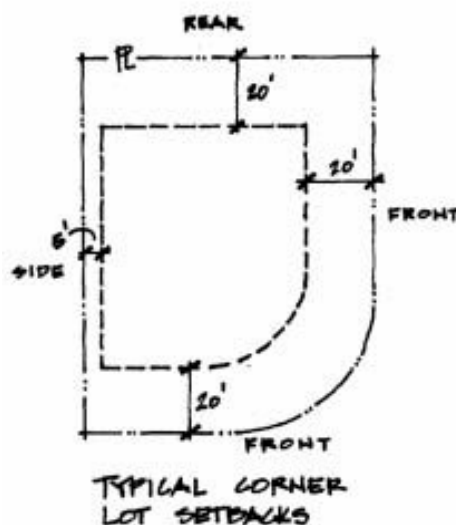


FIGURE 22

### 4.5.4 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.**

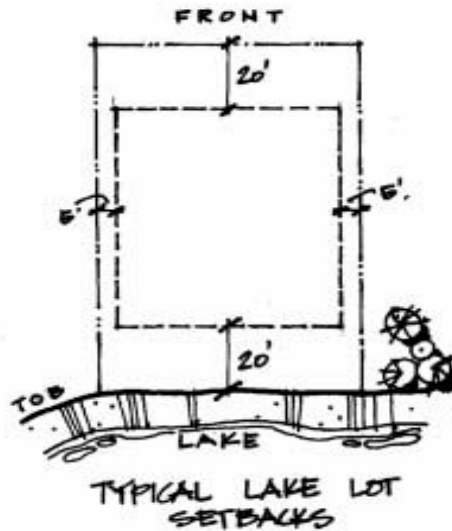


FIGURE 23

#### 4.5.5 Wetland Frontage

Most wetlands in Westchase are surrounded by a mandatory thirty foot (30') buffer established by 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.

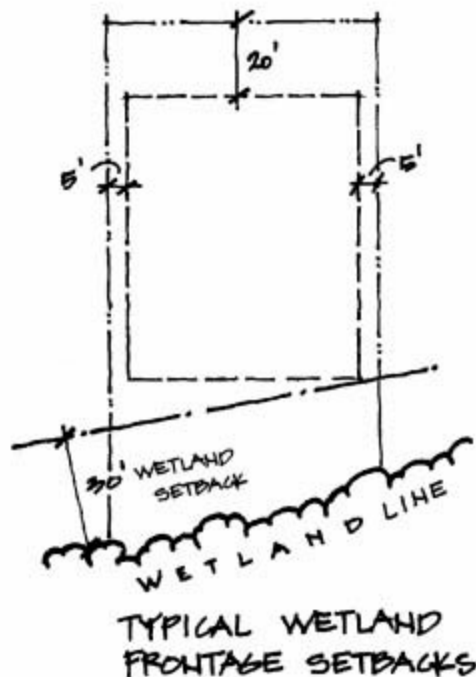


FIGURE 24

#### 4.5.6 Common Area Frontage

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

#### 4.5.7 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 Housing

#### 4.6.1 Elevation

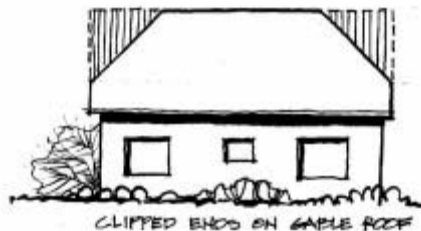
Multiple roof lines are encouraged and multi-levels are acceptable as long as they comply with the requirements specified in these Guidelines.

#### 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 Roof Geometry

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



**FIGURE 25**

#### 4.6.4 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.

#### **4.6.5 Chimneys**



**FIGURE 26**

#### **4.7 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.

#### **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.

#### **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.

#### **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.

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## **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

---

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


---

<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 spermum asiaticum “Minima”</b>	Dwarf Confederate Jasmine

### Approved Back Yard Vines

<u>Scientific Name</u>	<u>Common Name</u>
<b>Bougainvillea 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/dicolor</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:

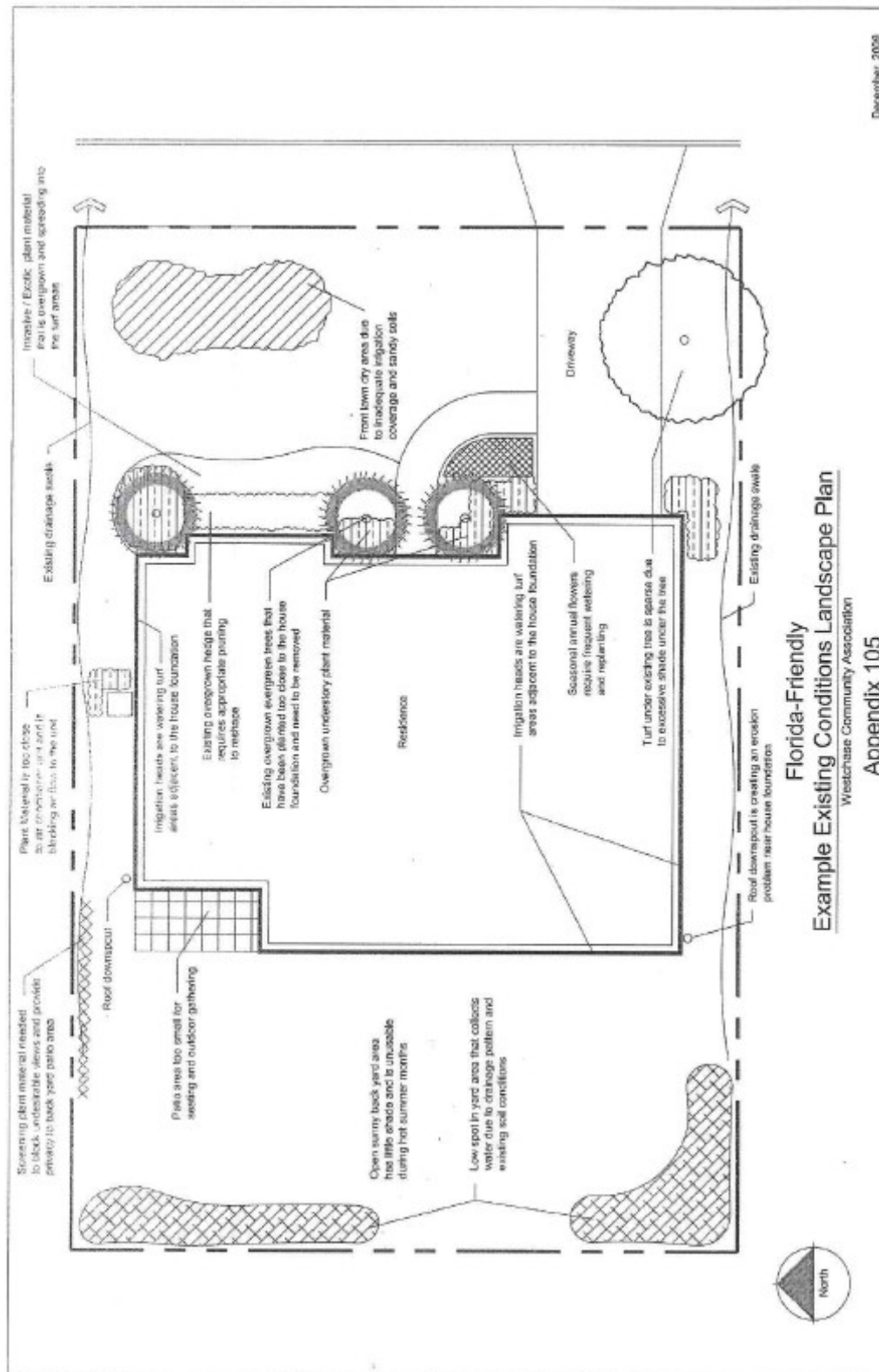
1. All spray heads within each individual zone are to have matching precipitation rate nozzles to reduce overwatering or under watering of landscape/lawn areas.
2. All new landscape beds to be on a separate irrigation zone from turf areas.
3. Runtimes for irrigation zones to be adjusted based on application 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

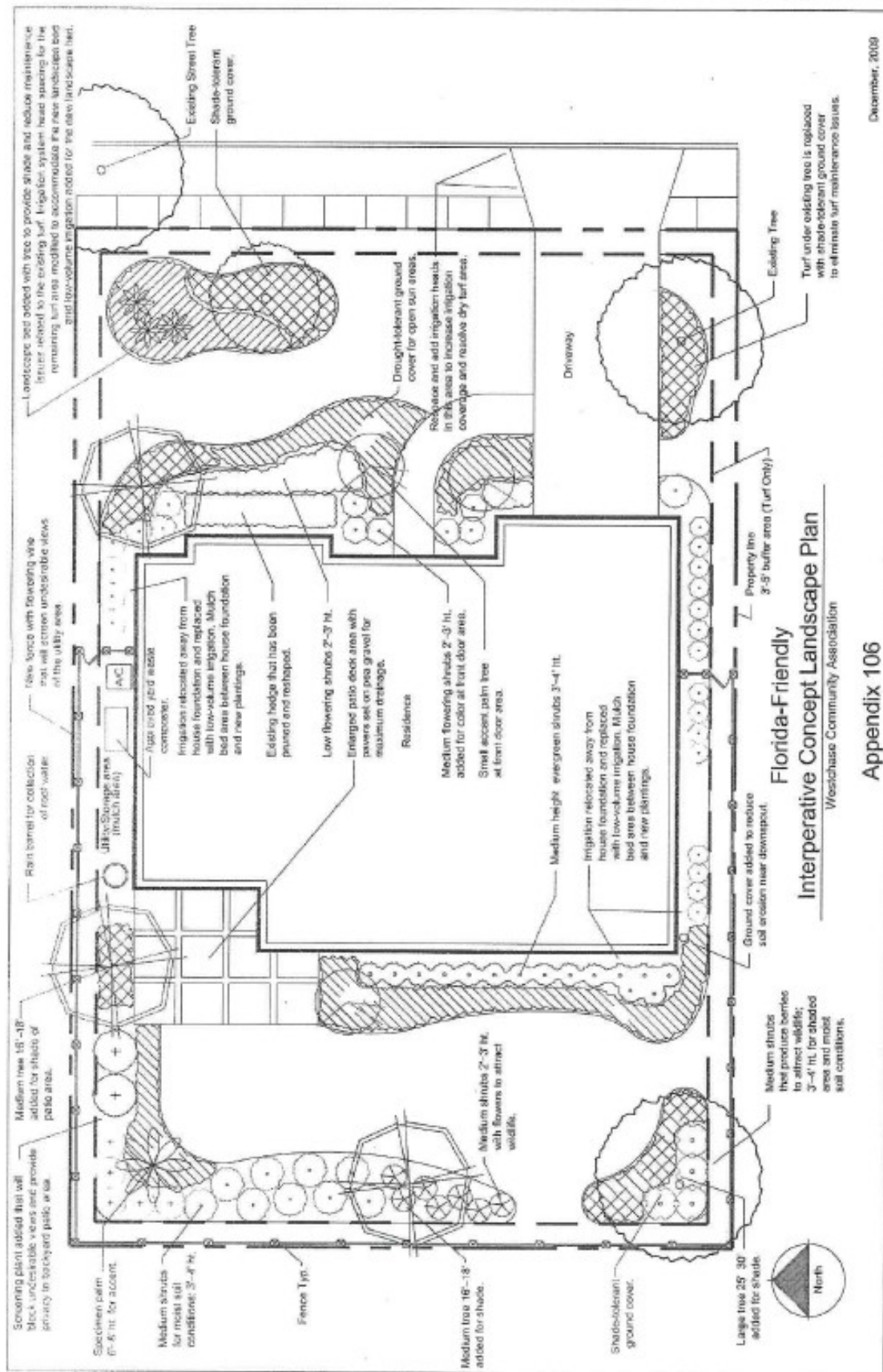
### Unapproved Irrigation

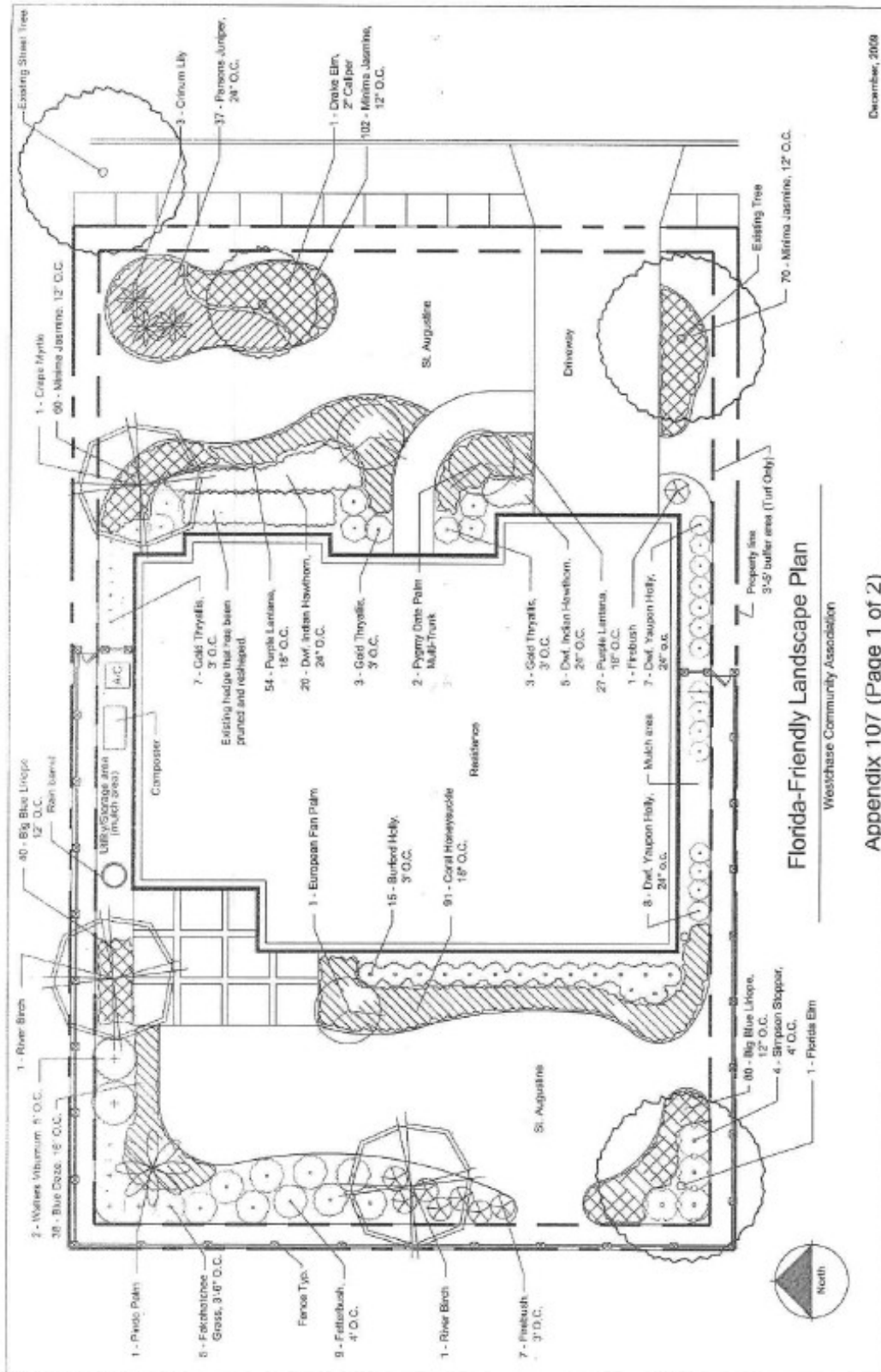
1. The irrigation of turf areas shall not be combined with landscape plant beds. Turf and landscape plant beds shall be irrigated on separate irrigation zones.
2. Irrigation of turf areas smaller than 3' in width is discouraged.
3. Spray and rotor heads shall not be combined on the same irrigation zone.
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.
6. Irrigation equipment shall not block drainage patterns.



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

December, 2009





Florida-Friendly Landscape Plan  
Westchase Community Association  
Appendix 107 (Page 1 of 2)

December, 2009

## TREES & PALMS

QTY.	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS
1	River Birch	<i>Betula nigra</i>	30 Gallon Container, 3-4" caliper, Florida #1
1	Grape Myrtle	<i>Lagerstroemia indica</i>	30 Gallon Container, Mid. Stem, Florida #1
1	Drake Elm	<i>Ulmus parvifolia 'Drake'</i>	30 Gallon Container, 2" caliper, Florida #1
1	Florida Elm	<i>Ulmus americanus floridana</i>	30 Gallon Container, 2" caliper, Florida #1
1	Hydr. Palm	<i>Buriti capitata</i>	45 Gallon Container, 8-7" Height, Florida #1
2	Pygmy Date Palm	<i>Phoenix roebelenii</i>	30 Gallon Container, Mid. Stem, Florida #1
1	European Fan Palm	<i>Chamaerops humilis</i>	30 Gallon Container, Mid. Stem, Florida #1

## GROUND COVER

QTY.	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS
36	Blue Oats	<i>Elymus glaucatus</i>	1 Gallon Container, Full Florida #1
81	Carroll Honeysuckle	<i>Lonicera sempervirens</i>	1 Gallon Container, 3-4 runners, Florida #1
232	Jasmine Mima	<i>Trachelospermum asiaticum 'Mima'</i>	1 Gallon Container, 3-4 runners, Florida #1
37	Parsons Juniper	<i>Juniperus chinensis 'Parsons'</i>	1 Gallon Container, 3-4 runners, Florida #1
81	Purple Lantana	<i>Lantana monte-densis</i>	1 Gallon Container, 3-4 runners, Florida #1

## SHRUBS

QTY.	COMMON NAME	SCIENTIFIC NAME	PLANT SPECIFICATIONS
120	Big Blue Liriod	<i>Liriodendron 'Big Blue'</i>	1 Gallon Container, Full Florida #1
15	Burford Holly	<i>Ilex cornuta</i>	3 Gallon Container, Full Florida #1
3	Cleome Lily	<i>Cleome</i>	7 Gallon Container, Full Florida #1
25	Dwl. Indian Hawthorn	<i>Rapistraph indica 'Blue'</i>	3 Gallon Container, Full Florida #1
15	Dwl. Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 Gallon Container, Full Florida #1
5	Palmetto Grass	<i>Tripsacum dactyloides</i>	3 Gallon Container, Full Florida #1
9	Foster Bush	<i>Lyonia lucida</i>	3 Gallon Container, Full Florida #1
8	Firebush	<i>Hamelia patens</i>	3 Gallon Container, Full Florida #1
13	Gold Thymus	<i>Galphimia gracilis</i>	3 Gallon Container, Full Florida #1
4	Simpson Stopper	<i>Myrica latifolia</i>	3 Gallon Container, Full Florida #1
2	Winters Yucca	<i>Yucca filamentosa</i>	3 Gallon Container, Full Florida #1

## TURF/PLANTING AREA

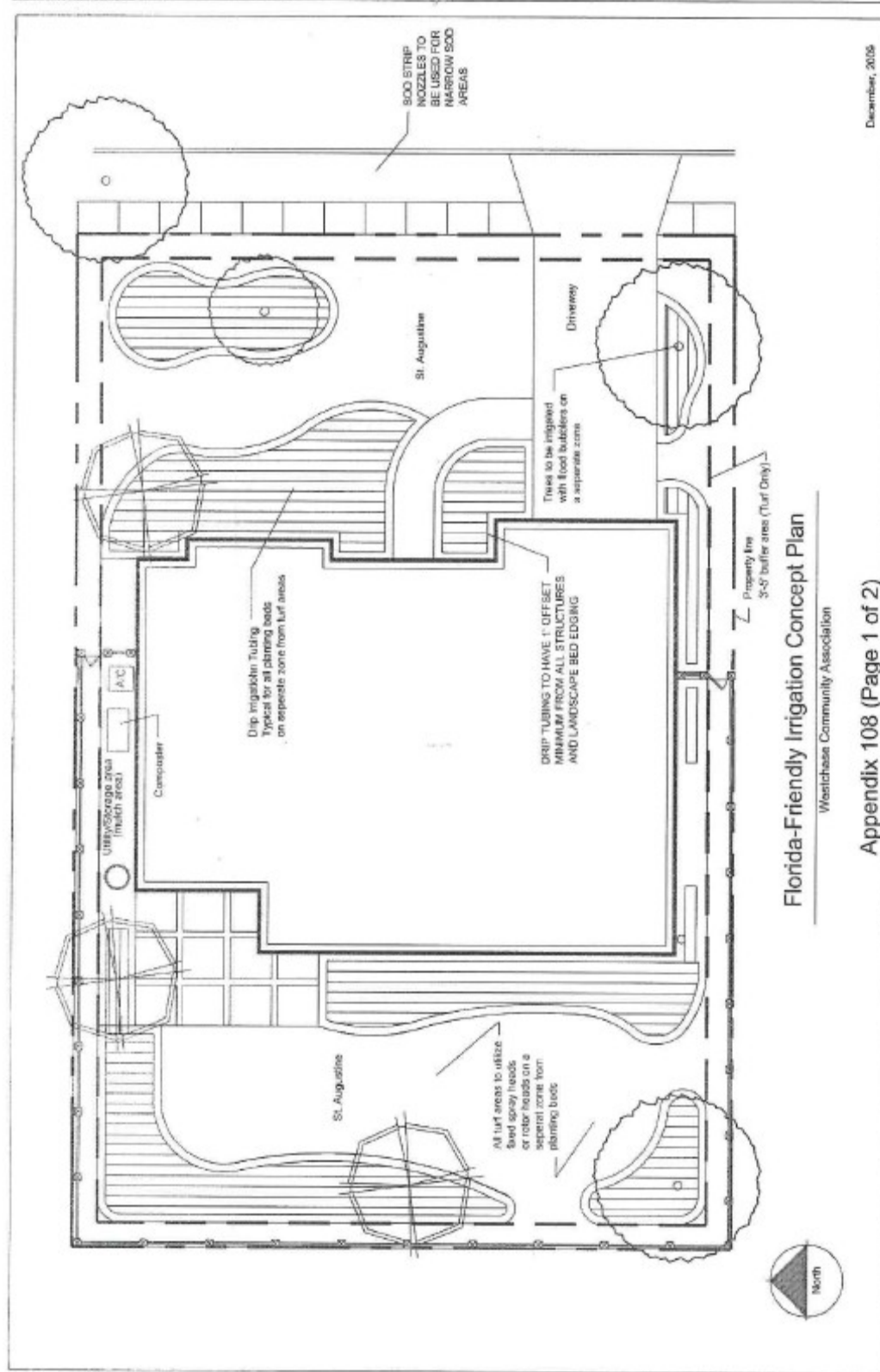
Total Front Yard Sod Area (1,532 Square Feet)	57%
Front Yard Sod Area (1,532 Square Feet) =	43%
Front Yard Mulched Planting Beds Area (1,100 Square Feet) =	
Total Back Yard Sod Area (3,613 Square Feet)	61%
Back Yard Sod Area (2,113 Square Feet) =	39%
Back Yard Mulched Planting Beds Area (1,500 Square Feet) =	

## Florida-Friendly Landscape Plan Plant List

Westchase Community Association

## Appendix 107 (Page 2 of 2)

December, 2009





- o POP-UP SPRAY w/ 15 NOZZLE (ARC AS NEEDED)
- o POP-UP SPRAY w/ 12 NOZZLE (ARC AS NEEDED)
- o POP-UP SPRAY w/ 10 NOZZLE (ARC AS NEEDED)
- o POP-UP SPRAY w/ 8 NOZZLE (ARC AS NEEDED)
- o POP-UP SPRAY w/ 15 STRIP NOZ (ARC AS NEEDED)
- o PART CIRCLE ROTOR w/ 1.55R NOZ (AOL ARC)  
 (USE 1.55R NOZ, 0° - 20° ARC, USE 3.55R NOZ, 210° - 360° ARC)
- o PART CIRCLE ROTOR w/ #4 NOZ (AOL ARC)
- o PART CIRCLE ROTOR w/ #4 NOZ (AOL ARC)
- o PART CIRCLE ROTOR w/ #6 NOZ (AOL ARC)
- o PART CIRCLE ROTOR w/ #7 NOZ (AOL ARC)
- o PART CIRCLE ROTOR w/ #8 NOZ (AOL ARC)
- o PART CIRCLE ROTOR w/ #9 NOZ (AOL ARC)
- o HUNTER 90-ADJ PART CIRCLE ROTOR w/ #10 NOZ (AOL ARC)  
 (DENOTES USE OF FULL CIRCLE ROTOR #300 ARC)

- ④ WIRELESS MAIN SENSOR COMBO (SEE NOTES)
- ⑤ 24 VOLT BATTERY COMBO VALUE

☒ POINT OF CONNECTION - EXISTING RECLAIMED WATER LINE (1/4" DIA. AT 20 PSI PRESS.)

SAFETY INFORMATION: A 0.1306 G/L 10M CO<sub>2</sub> 28 G/L  
Add 3M1 THREAT VECTORS 154 091 02 - HCS, DAD  
DNC 20-20 PSI SOLVENT WELD LATER LINE PIPE

## — RAM BRQ #LD-09-12 IN-LINE PRESSURE COMPENSATING

## \* TREE BUBBLER ON PVC FLEX PIPE

le	
	Am. Tenn.

2-10 Minute Cycles	
2-15 Minute Cycles	

50 Minutes	
------------	--

2

Zone	Chl	Shw	Dist	Dist Type	Loc	Run-Time
2	6	1 <sup>st</sup>	27	1 <sup>st</sup>	Front Yard	2-15 Minute Cycles
2	6	1 <sup>st</sup>	27	1 <sup>st</sup>	Spray	2-15 Minute Cycles
2	6	1 <sup>st</sup>	27	1 <sup>st</sup>	Bubblers	2-10 Minute Cycles
3	3	23	1 <sup>st</sup>	Spray	Side/Back Yard	2-15 Minute Cycles
4	4	20	1 <sup>st</sup>	Drip	Front Yard	60 Minutes
5	2	25	1 <sup>st</sup>	Drip	Back Yard	60 Minutes
6	7	7	1 <sup>st</sup>	Center	Back Yard	50 Minutes

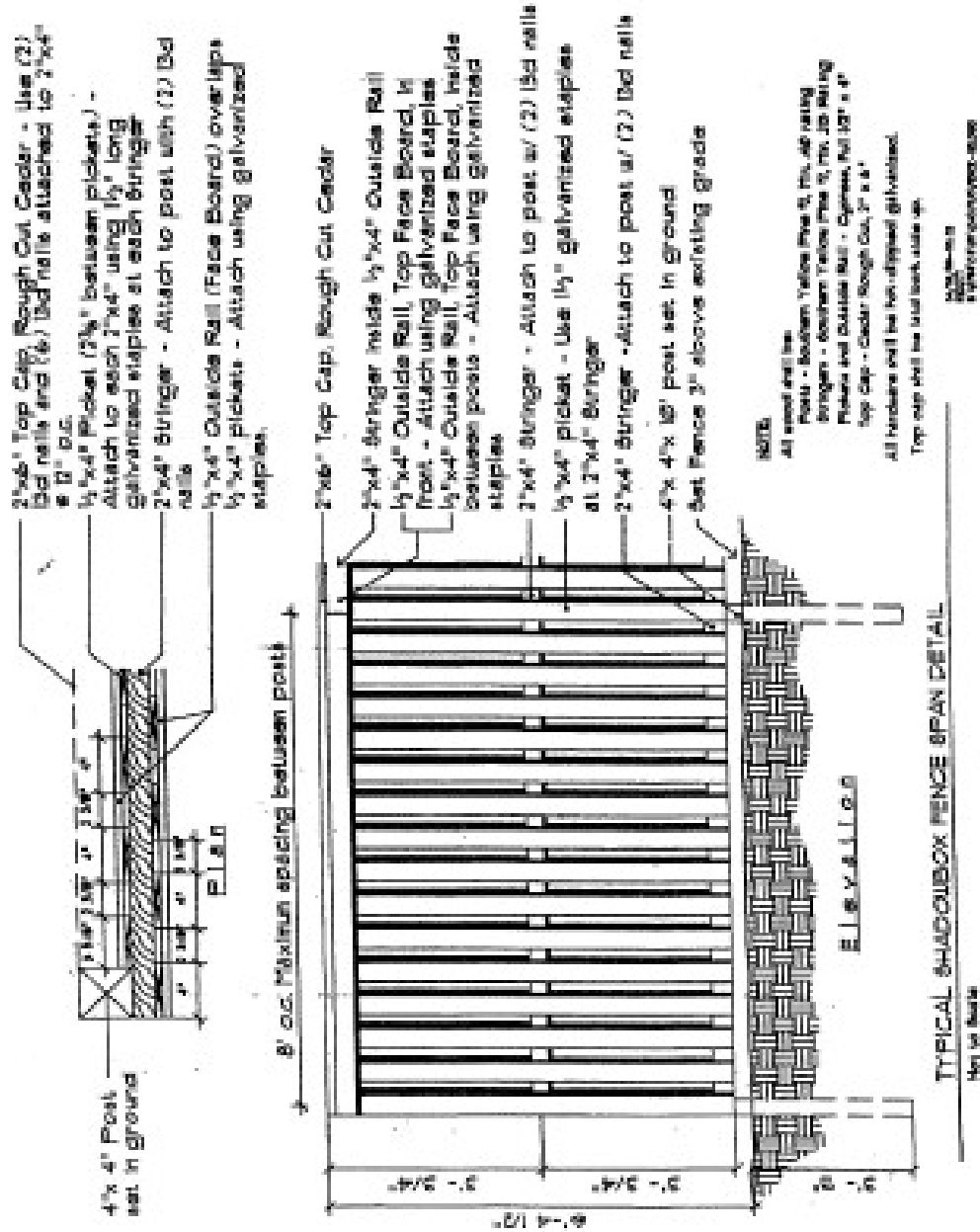
## Westchase Community Association

**Westchase Residential  
Guidelines Appendices**

- A-1 Shadow Box Wood Fence**
- A-2 Board on Board Wood Fences**
- A-5 Mail Boxes**
- A-6 Paint Palette Color Reference Guide**
- A-7 Individual Neighborhood Section Guidelines**



# **Appendix A-1** **Standard Shadow Box Fencing**



July 13, 1998

A-1-1

## 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.

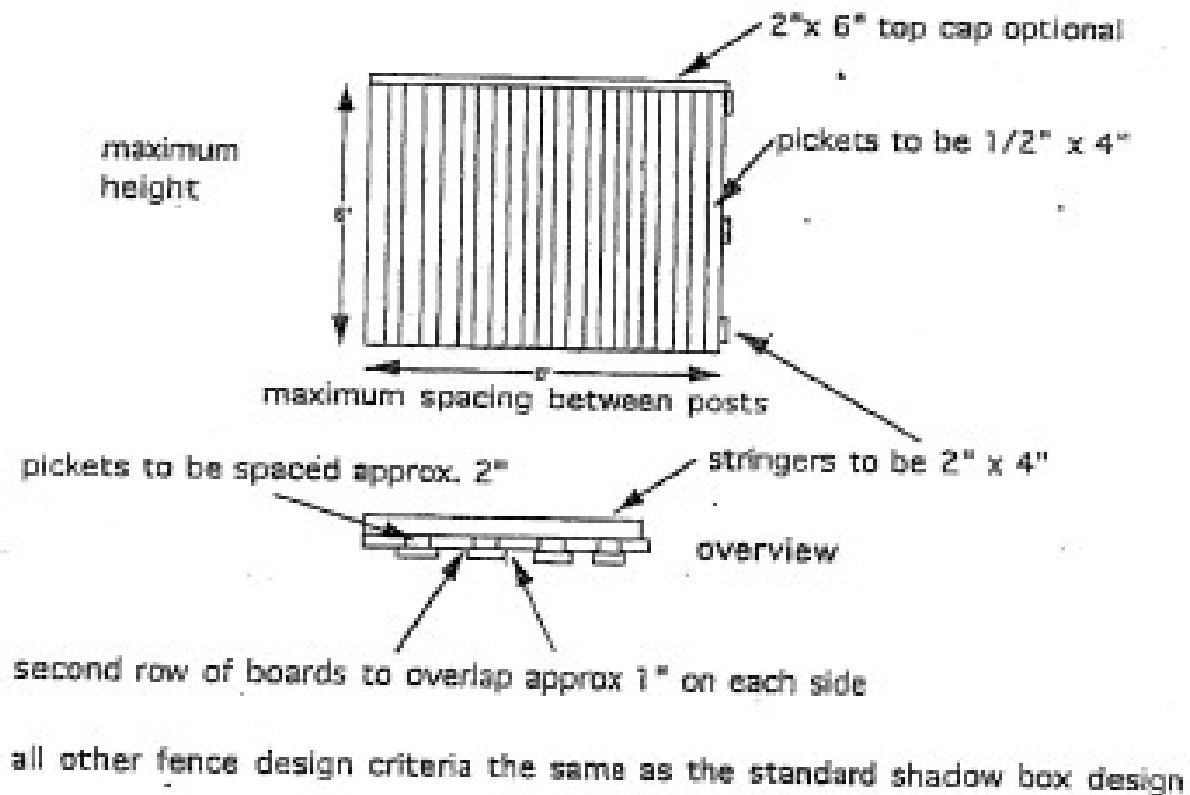
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October 4, 2000

A-1-1 (page 2)

**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**



**Appendix A-5**  
**WCA Standard Mail Box Guideline**

**~~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)

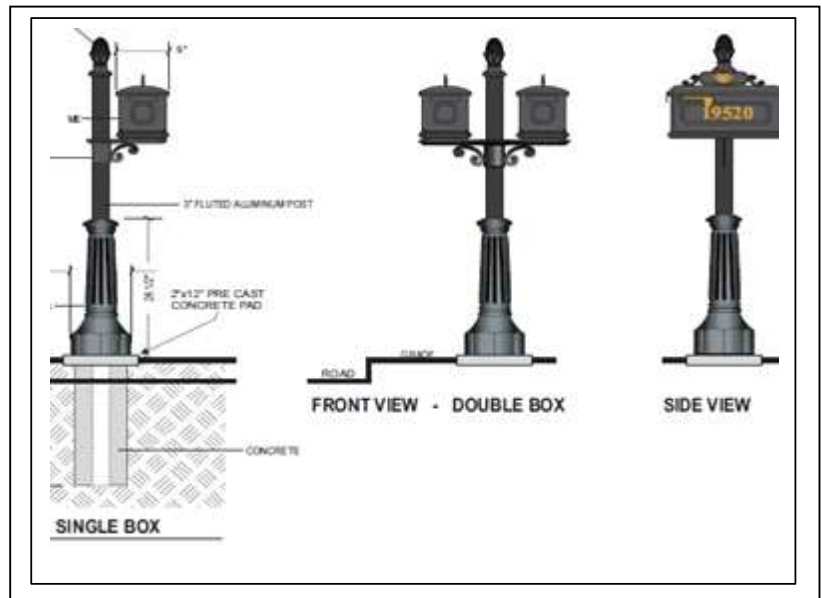


Exhibit B

**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.

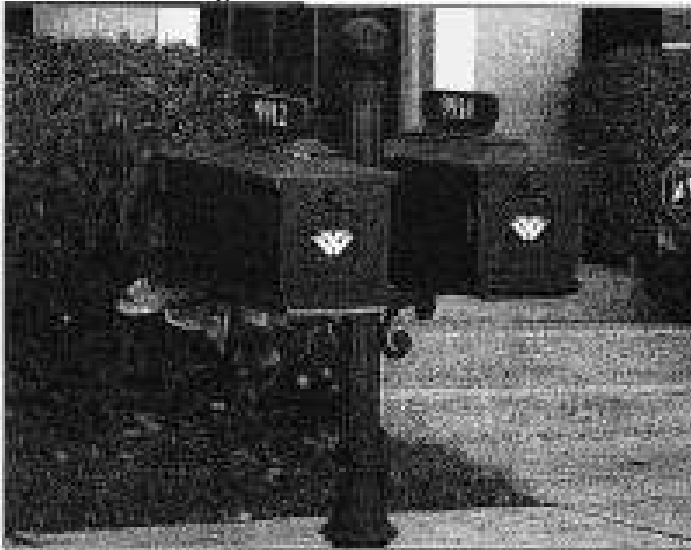
Exhibit C is the standard mail box required for the following Villages: **The Greens, Harbor Links**

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 ParkVillage (Except Arlington Park and Worthington)

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

[illegible]

## **MAIL BOX - EXHIBIT F**



### **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



#### **Creative Mailbox Designs, LLC Service Agreement**

Creative Mailbox Designs, LLC commits to install this product within 4 weeks of customer approval and receipt of an approved site plan from the US Postal Service. If approved site plan is not received, any orders called in will be processed, however, customer will be responsible for any relocation charge mandated by the U.S. postal service. We will accommodate requests for earlier product installation and/or installation of temporary mailboxes but these requests may be subject to a minimum trip charge of \$50.

**MAIL BOX - EXHIBIT H**

**Wycliff** (Mailbox supplied by Creative Mailboxes)



39 in

**Creative Mailbox Designs, LLC Service Agreement**

Creative Mailbox Designs, LLC commits to install this product within 4 weeks of customer approval and receipt of an approved site plan from the US Postal Service. If approved site plan is not received, any orders called in will be processed, however, customer will be responsible for any relocation charge mandated by the U.S. postal service. We will accommodate requests for earlier product installation and/or installation of temporary mailboxes but these requests may be subject to a minimum trip charge of \$50.

**3"X6' FLUTED ALUMINUM POST**  
W/A-3 FINIAL  
SB-73 BASE  
M-3 CAST MAILBOX  
ON DB-24HD BRACKET W/DC03 SCROLL  
GOLD CAST FLAG  
REFLECTIVE GOLD NUMBERS ON  
BOTH SIDES OF BOX  
ALL COMPONENTS PC TEXTURED BLACK

**\*\*\*OPTION 3\*\*\***  
SAME COMPONENTS AS ABOVE  
BUT WITH 3" TALL RAISED ALUMINUM  
LETTERS ON EACH SIDE OF BOX

Please look over this proof carefully. If you have any questions or need changes, please contact us immediately. If you are satisfied, please sign and return this proof to us. If you are not satisfied, please return this proof to us. If you are not satisfied, please return this proof to us. If you are not satisfied, please return this proof to us.

☐ This layout is approved as is.  
☐ New proof needed.  
☐ Items produced and delivery of the product will be guaranteed according to the specifications of the approved proof.

Approved: \_\_\_\_\_  
Date: \_\_\_\_\_

**WYCLIFF @ WESTCHASE**

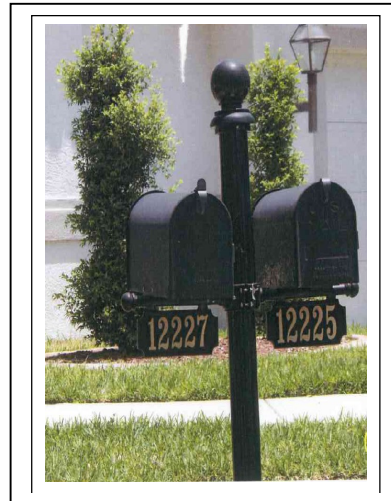
This Drawing and all reproductions thereof are the property of Creative Mailbox Designs, LLC, and may not be reproduced, published, changed or used in any way without written consent.

**CREA. SIGN DESIG.**  
CORRELL DESIGN, INCORPORATED, INC.  
12801 Community Plaza, Tampa, FL 33618  
Phone: (813) 876-7116  
Fax: (813) 876-2211  
www.creativesigndesign.com  
info@creativesigndesign.com

DATE	DATE
8-6-10	9-9-10
QUOTE, TRAVIS CORRELL #	90371
SHEET NO.	
1 of 1	

## Glencliff Villas & Vineyards

Mailbox supplied by Creative Mailboxes

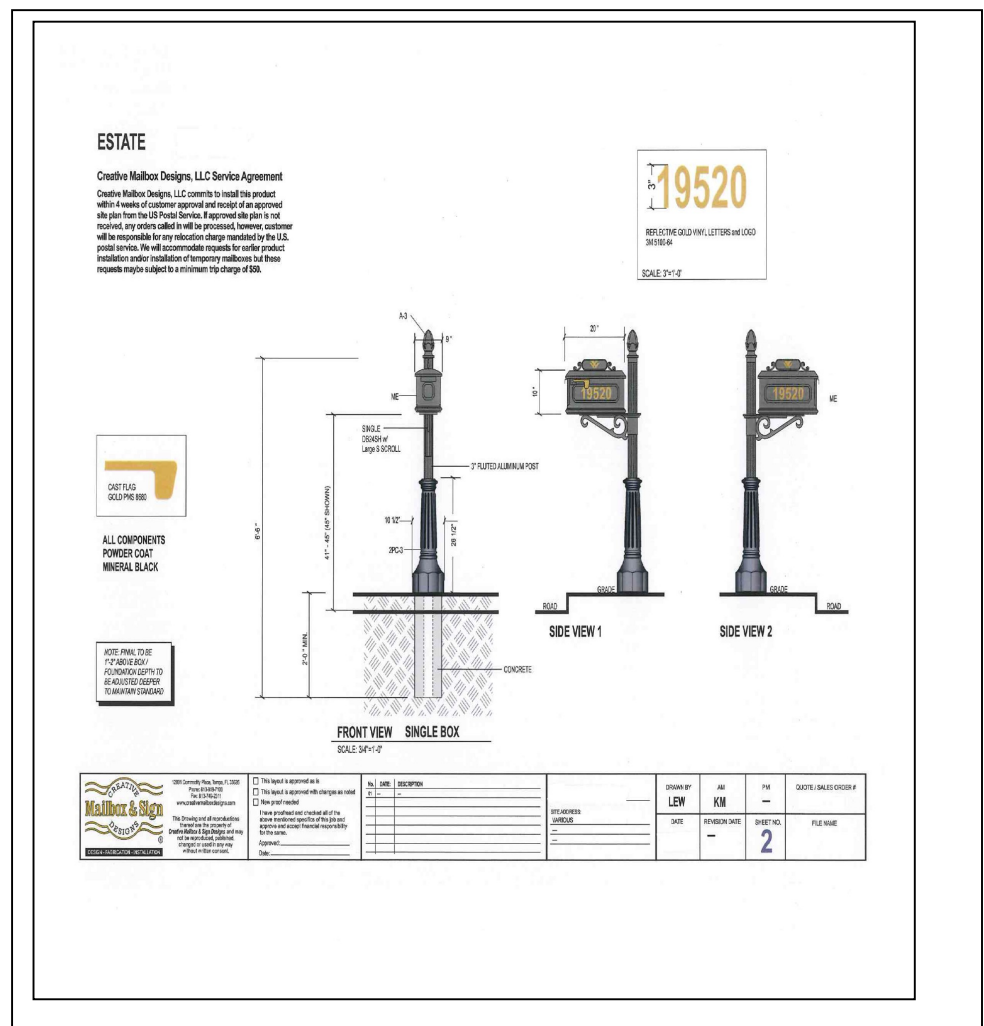


**MAIL BOX - EXHIBIT J**

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

Mailbox supplied by Creative Mailboxes

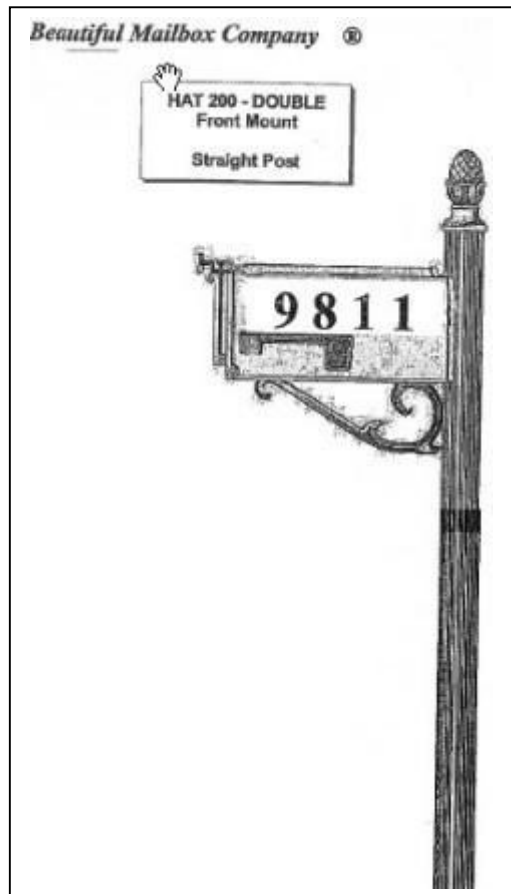
-black aluminum with black  
Aluminum post, gold flag mounted  
On the mailbox and gold numbering  
For the address on both sides of the  
Mailbox; Gold W logo on finial at top  
of mailbox



**MAIL BOX - EXHIBIT K**

**-Villas of Woodbridge-**

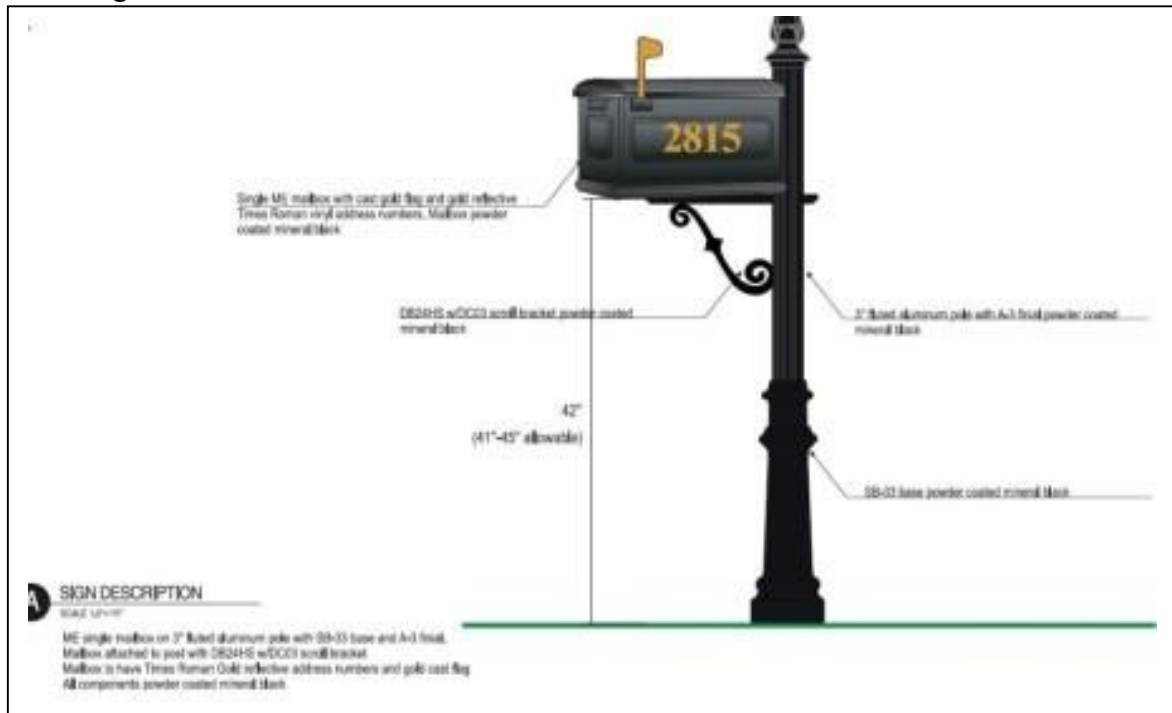
two front mounted black aluminum mailboxes on a single straight black aluminum post; gold address numbers on the side of the mailbox (supplied by Beautiful Mailbox Co.) with red flag



## MAILBOX - EXHIBIT -L

### Stockbridge, Sturbridge, Wakesbridge & Baybridge

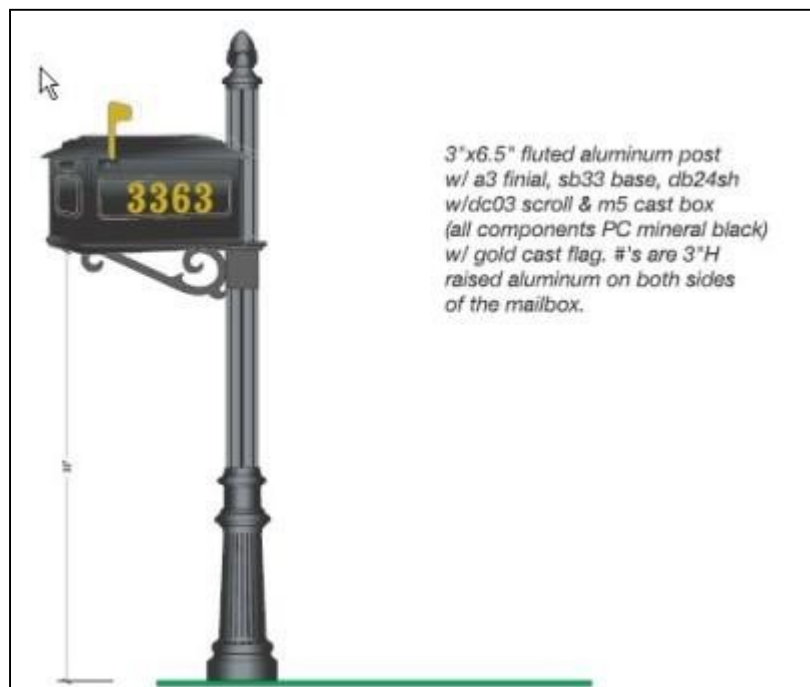
Mailboxes shall be black aluminum with black aluminum posts. The mailboxes shall have a gold flag and vinyl gold numbering for the address on both sides of the mailbox



## MAILBOX – EXHIBIT M

### - Abbotsford, Castleford, & Chelmsford

All mailboxes shall be black aluminum with black aluminum posts; mailboxes shall have a gold flag and 3" painted gold numbering on raised aluminum for the address on both sides of the mailbox.



**APPENDIX A-6**  
**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 Guideline 2.1.12*

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	Believeable 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		X		185	6523	Denim			X

		Time										
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 Guideline -----

**A-7      Individual Neighborhood Section Guidelines**

1. Abbotsford
2. Arlington
3. Ayrshire
4. Baybridge
5. Bennington
6. Berkeley Square
7. Brentford
8. Castleford
9. Chelmsford
10. Classic Townhomes
11. Cheshire
12. Derbyshire
13. Enclave
14. The Estates
15. Glenclyff
16. Glenfield
17. Greencrest
18. Greenhedges
19. Greenmont
20. Greenpoint
21. Greensprings
22. Harbor Links
23. Keswick Forest
24. Kingsford
25. Radcliffe
26. Reserve at Westpark Village
27. Saville Rowe
28. Stamford
29. Stockbridge
30. Stonebridge Villas
31. Sturbridge
32. Village Green
33. Vineyards
34. Wakebridge
35. Westpark Village & Townhomes
36. Woodbay
37. Villas of Woodbridge
38. Worthington
39. Wycliff

**ABBOTSFORD**  
**SECTION 374**



**DESIGN GUIDELINES**  
**Abbotsford - Section 374**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles if used will be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero pitch is not allowed.
5. All fences must be built in accordance with AF-374.
6. Minimum gable overhang is 8 inches.
7. Upon request for a variance to the guidelines, screened enclosures with bronze frames and charcoal screens may be approved only when all three of the following are satisfied:
  - a. The window frames must be bronze.
  - b. The enclosure is not visible across a lake, pond, or mitigation area.
  - c. The enclosure is located on an interior or a conservation lot.

## **DESIGN GUIDELINES**

### **Abbotsford Section 374**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

April 8, 1998

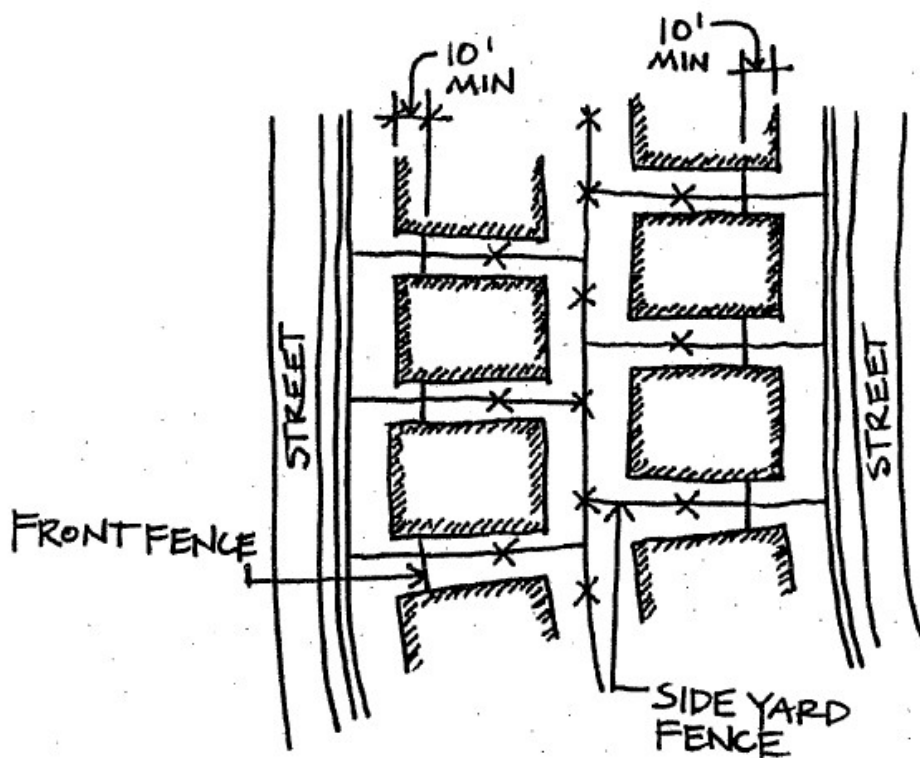
AF-374-1

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## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-374-2

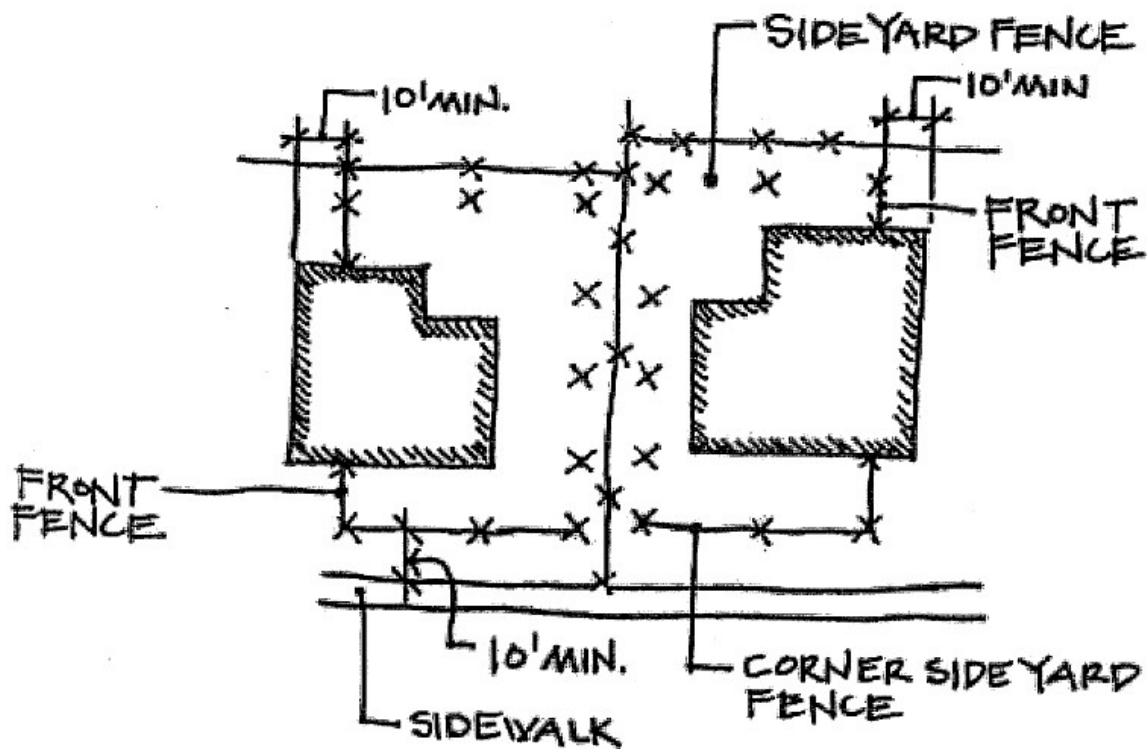
December 3, 1998



## FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 -feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



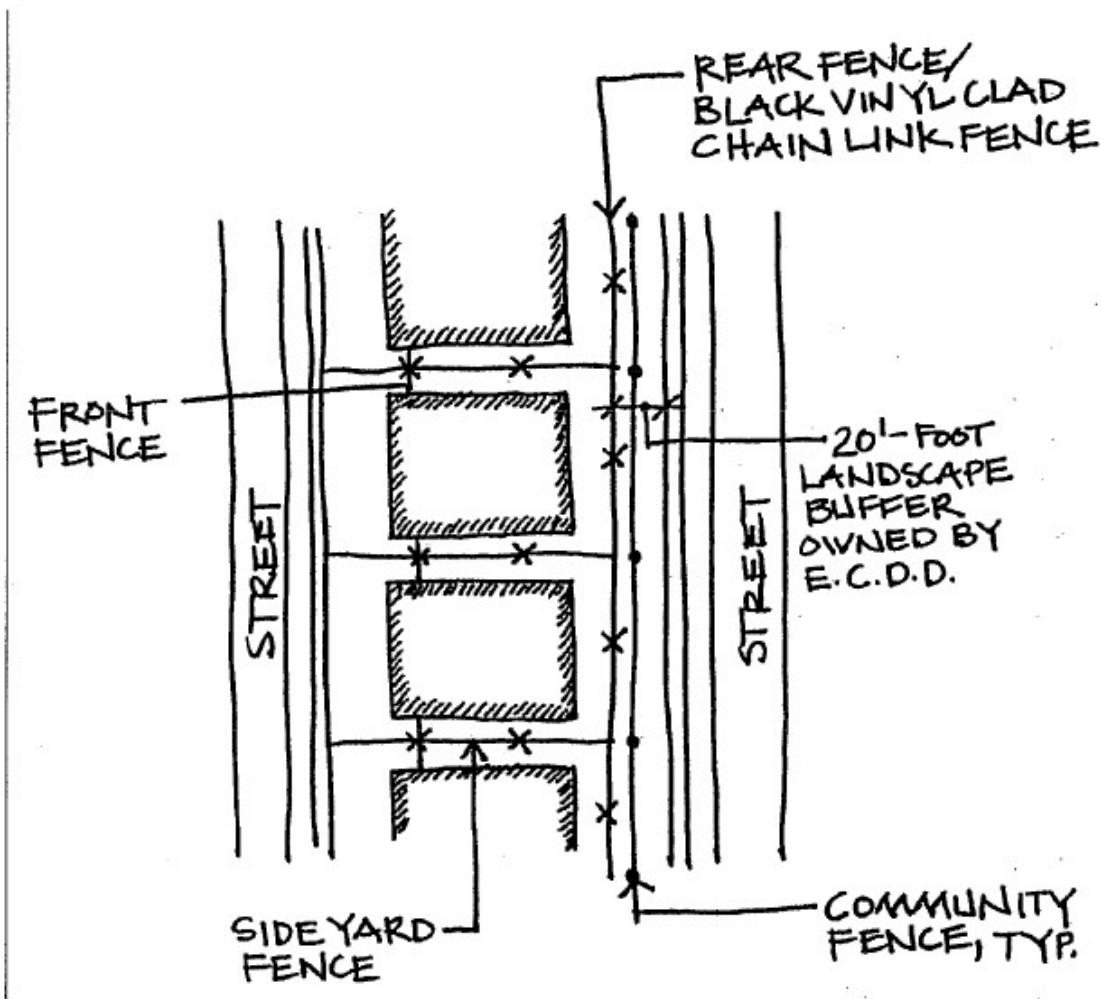
AF-374-3



December 3, 1998

## FOR ALL FENCES BACKING ON GRETNA GREEN OR MONTAGUE:

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

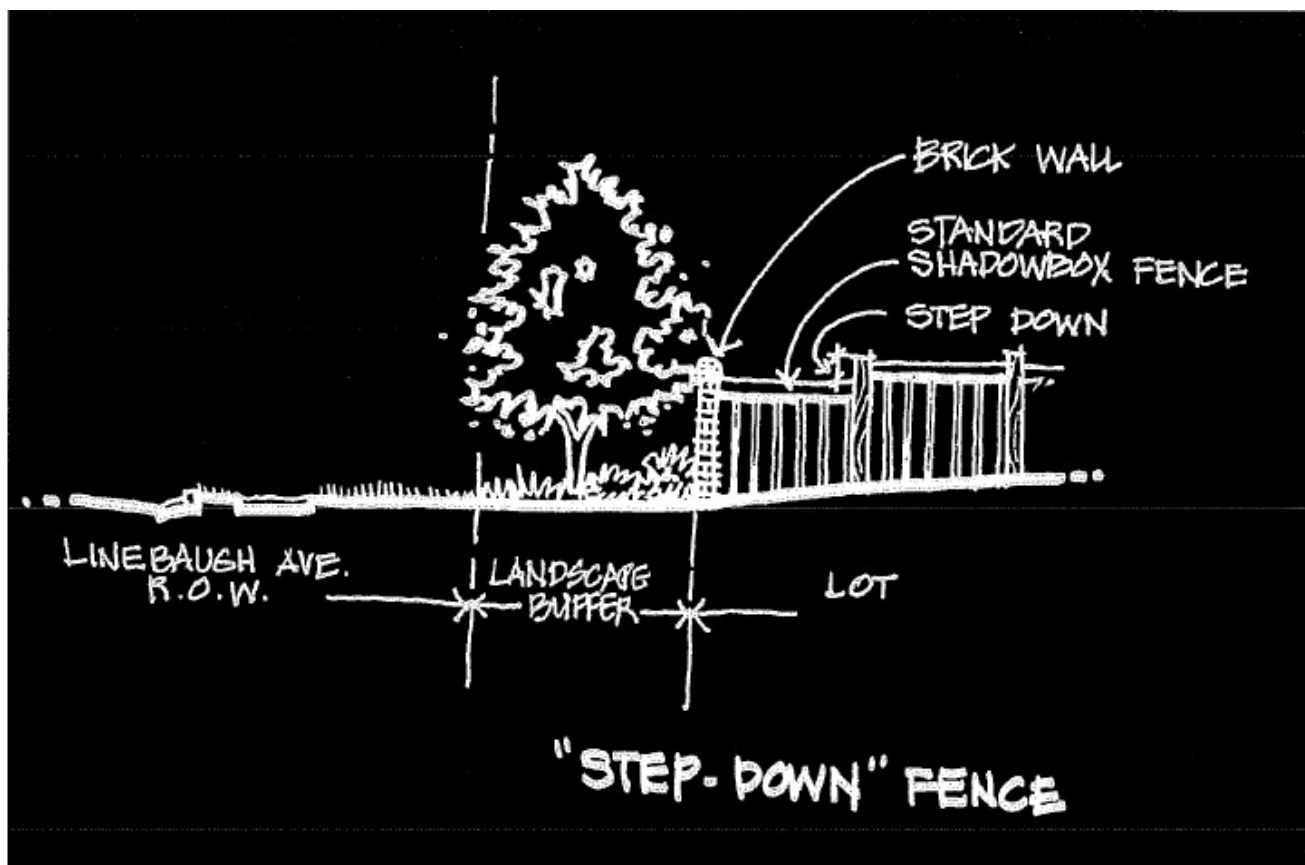


AF-374-4



## FOR ALL FENCES BACKING ON LINEBAUGH:

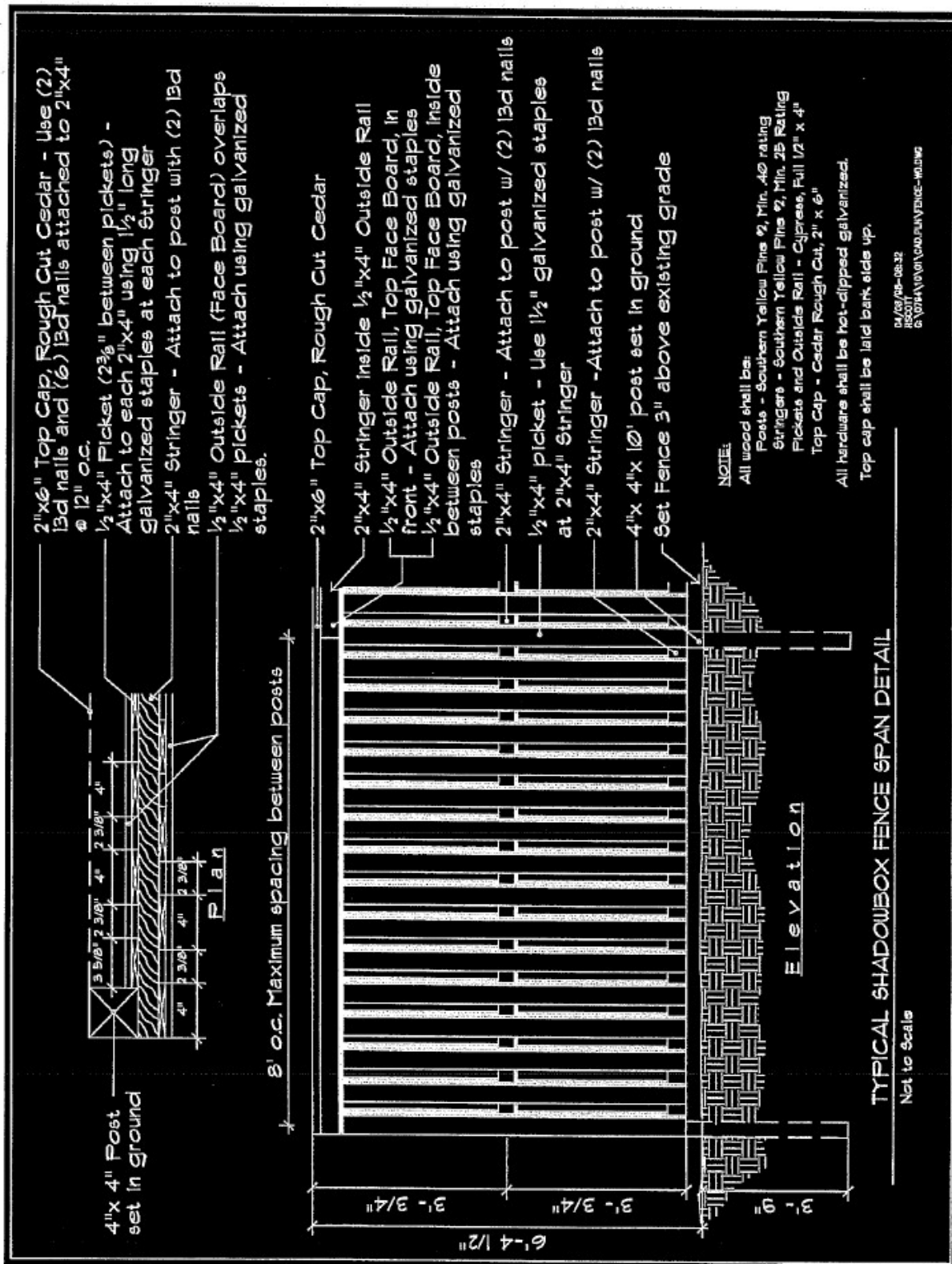
1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the standard 6-foot shadowbox fence is greater than the height of the wall, the shadow box fence should be stepped down in the last panel, so as not to be visible from Linebaugh.



AF-374-5



December 3, 1998







**AYRSHIRE**  
**SECTION 225**

**DESIGN GUIDELINES**  
**Ayrshire - Section 225**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles, if used should be dimensional fiberglass, fungus resistant (25 yr. warranty).
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a slope. Zero roof slopes are not allowed.
5. All fences must be built in accordance with Appendix AF-225.
6. Minimum gable overhang is 8-inches.

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AF-225-1

April 8, 1998



## **DESIGN GUIDELINES**

### **Ayrshire Section 225**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-225-1

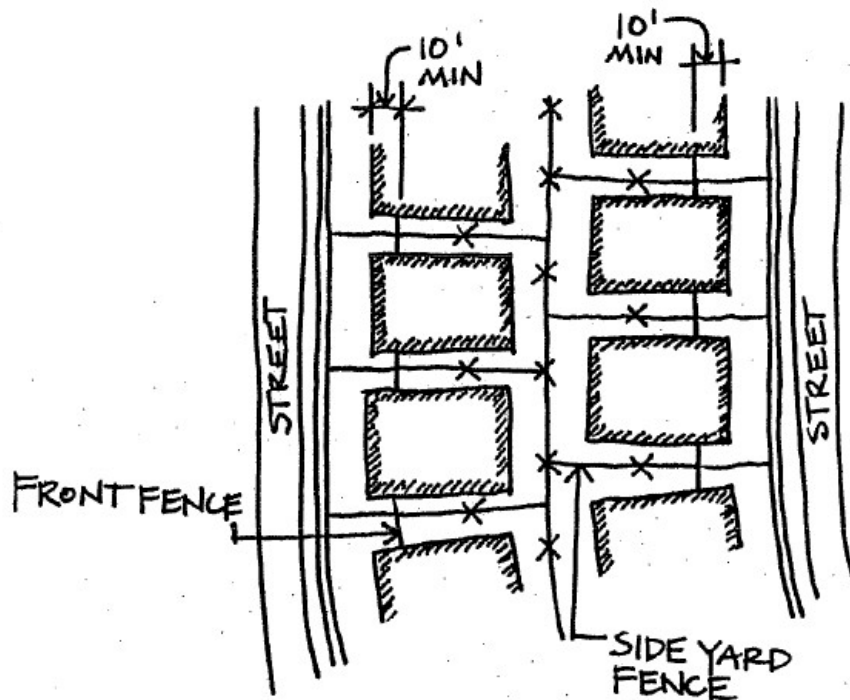
April 8, 1998



## FOR FENCES ON ALL BACK TO BACK AND SIDE-TO-SIDE LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



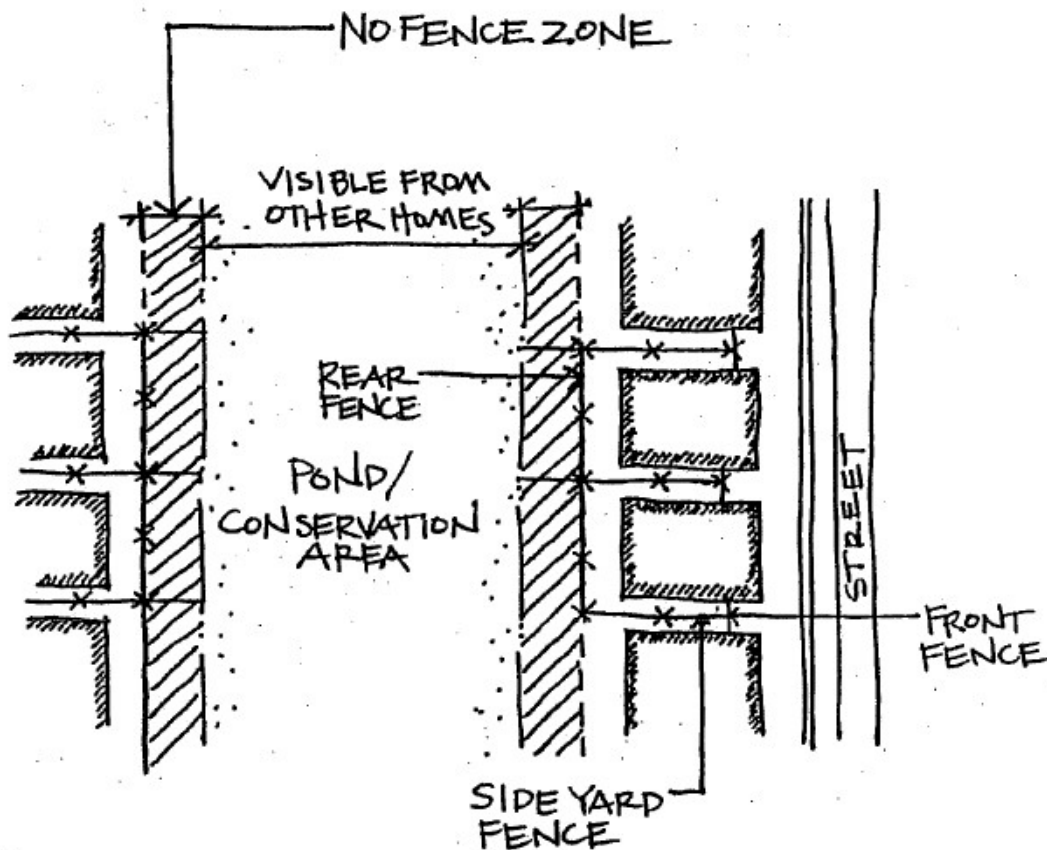
AF-225-2



## FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

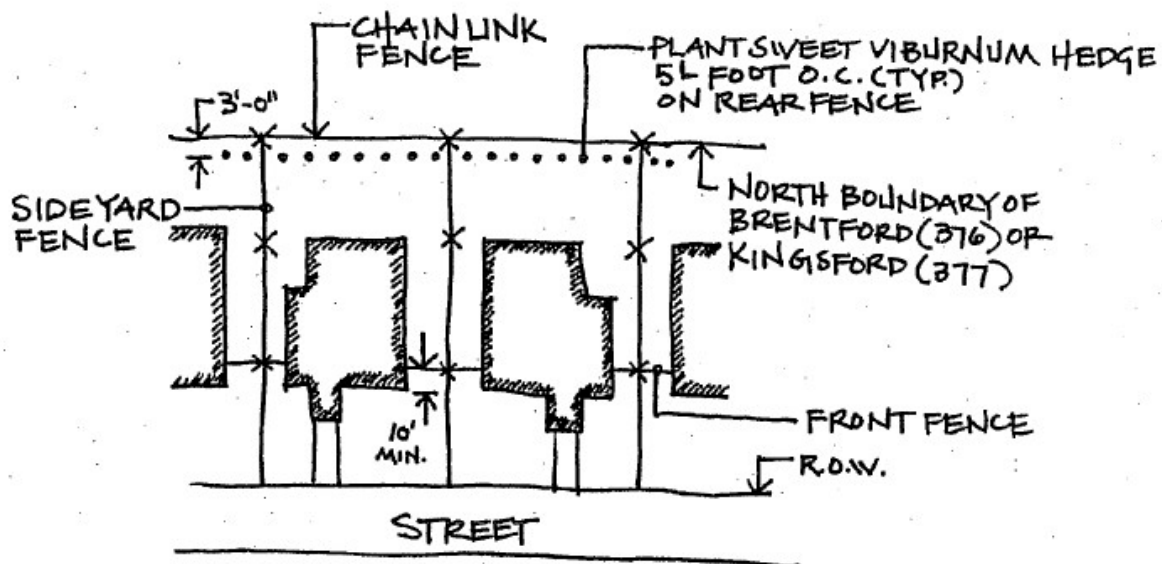


AF-225-3



**FOR ALL FENCES BACKING ON TB NORTH BOUNDARY OF SECTIONS 376 (BRENTFORD) AND 377 (KINGSFORD):**

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5-foot center-to-center across the entire rear fence. Plants shall be 3-foot off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2-feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
6. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



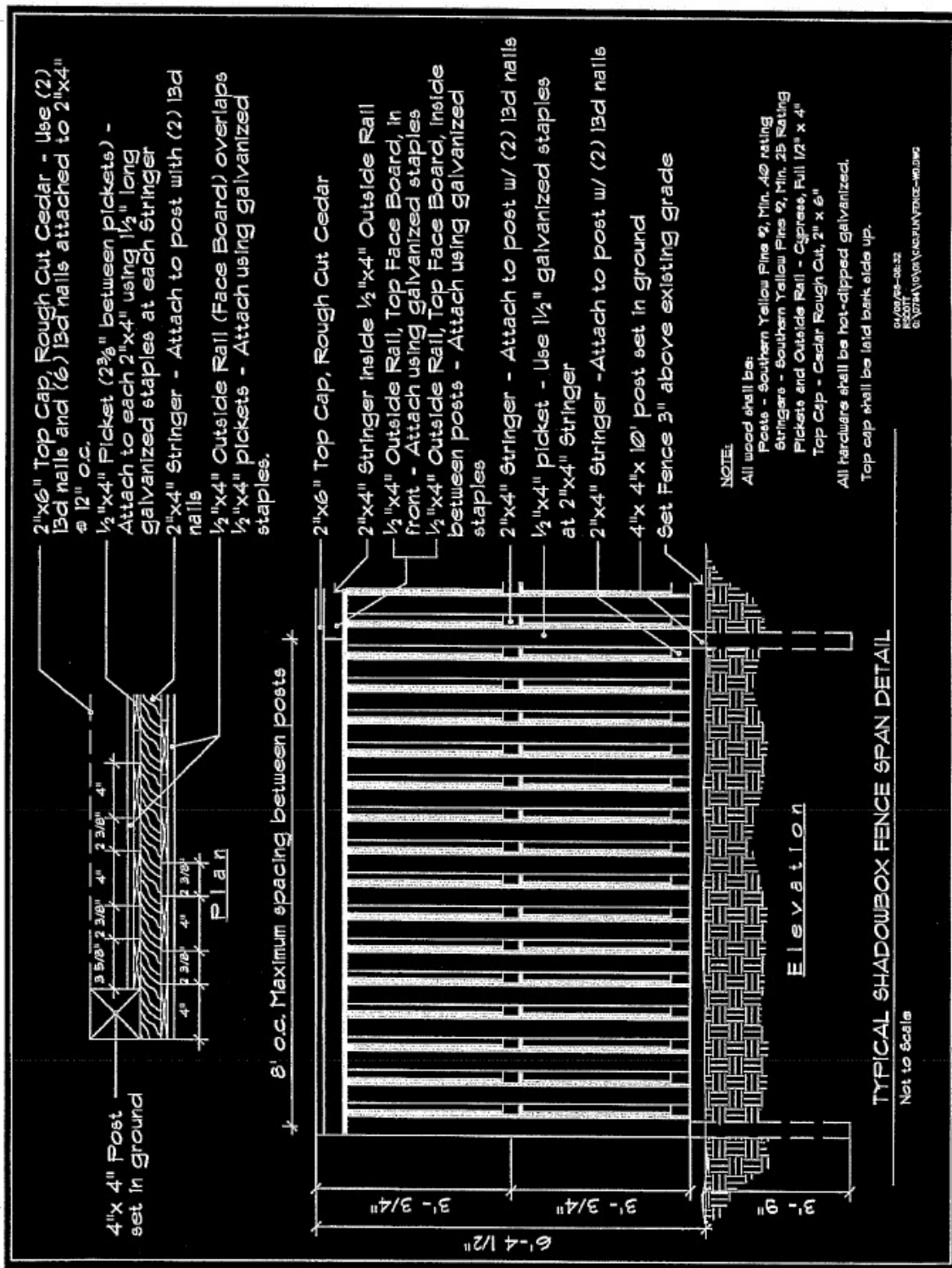
AF-225-4



July 1, 1998

2/3/0685.V1

July 1, 1998



AF-225-5

**BAYBRIDGE**  
**SECTION 372**



## **DESIGN GUIDELINES**

### **Baybridge - Section 372**

#### **Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake-lot screened enclosures must be either "bird cage" or shed roof with wood trim.
2. Fascia shall be a minimum of 1" x 6". Roofs shall be composition or built up.
3. Composition roof shingles shall be fiberglass, fungus resistant (20 year warranty). Builder choice as indicated by both builders will be dimensional shingle.
4. Siding material other than stucco must be submitted to and approved by the NCC. Siding material must be the same color as the exterior walls of the house.
5. All fences must be built in accordance with Appendix AF-372.



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July 15, 1998

AB-372-1

## **DESIGN GUIDELINES**

### **Baybridge Section 372**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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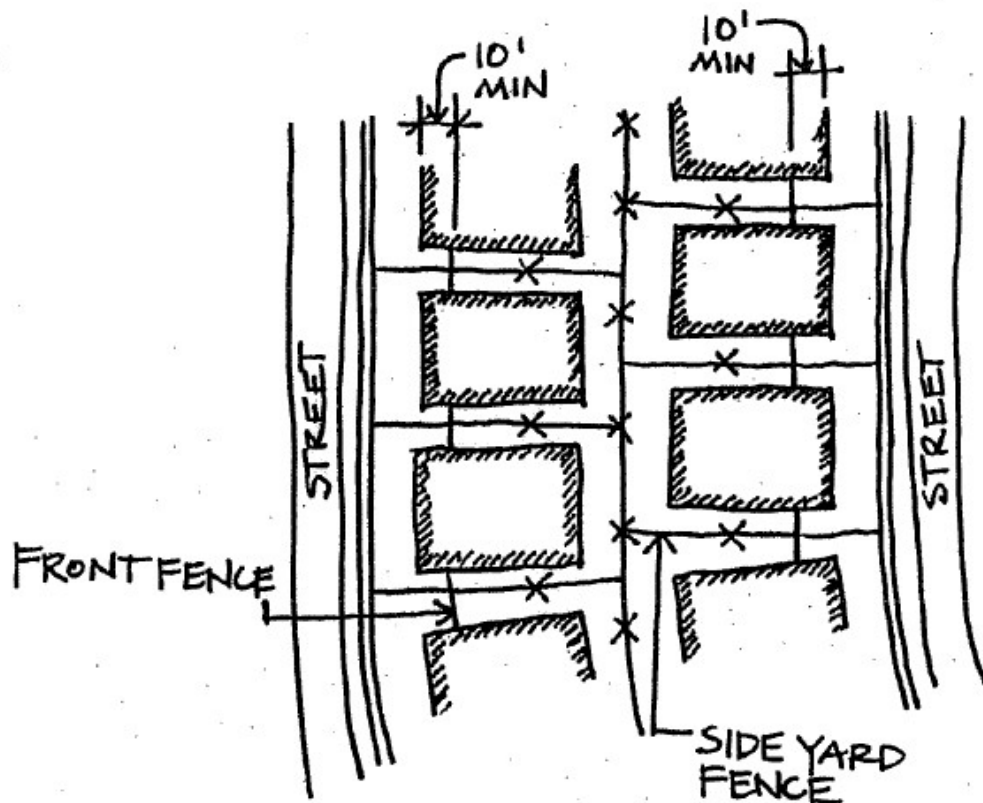
AF-372-1



## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-372-2



## FOR FENCES ON LAKES, PONDS, OR CONSERVATION AREAS:

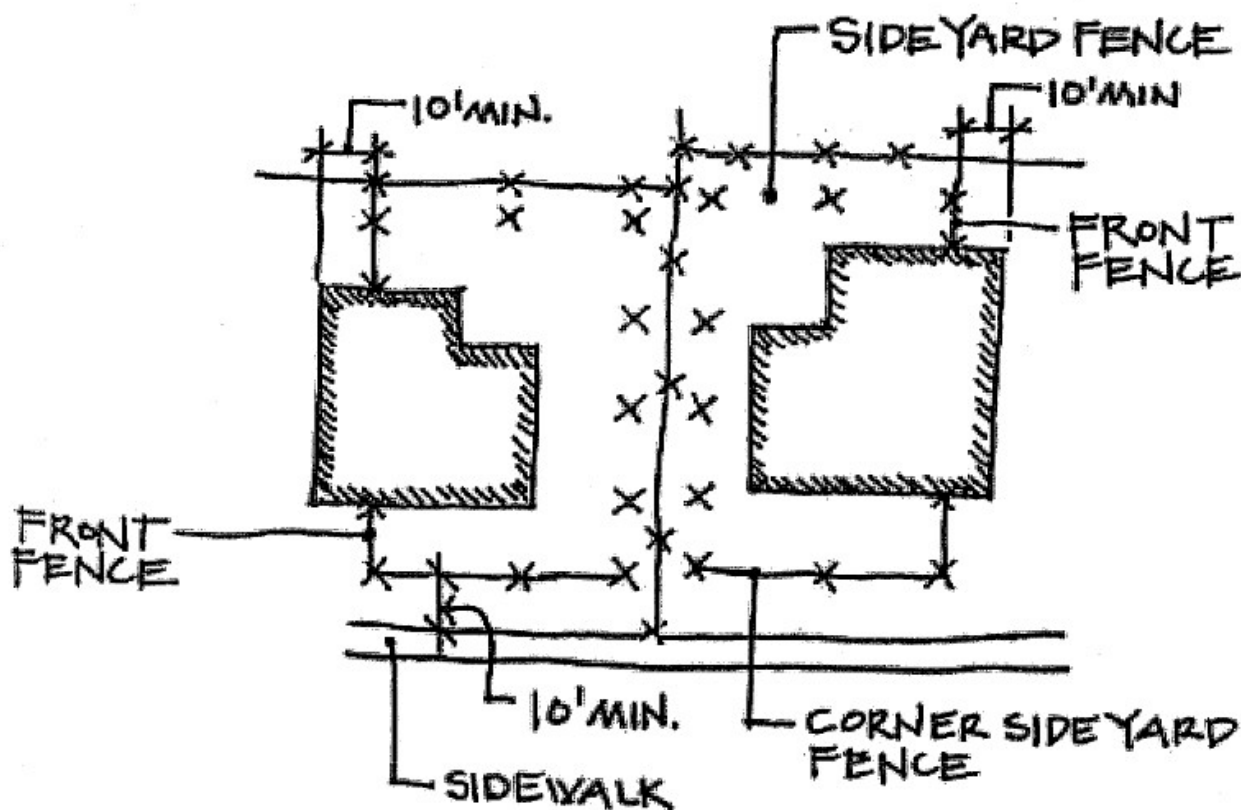
When fences are built:

Only metal fences that comply with section 2.2.15C of the Guidelines may be installed in yards that abut lakes, ponds, or conservation areas.

## FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 -feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be



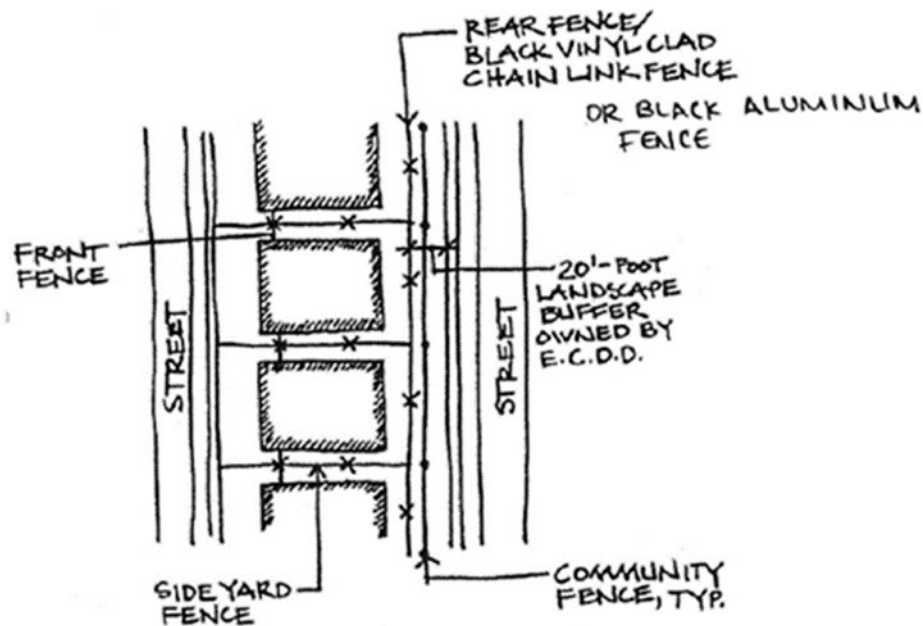
AF-372-4



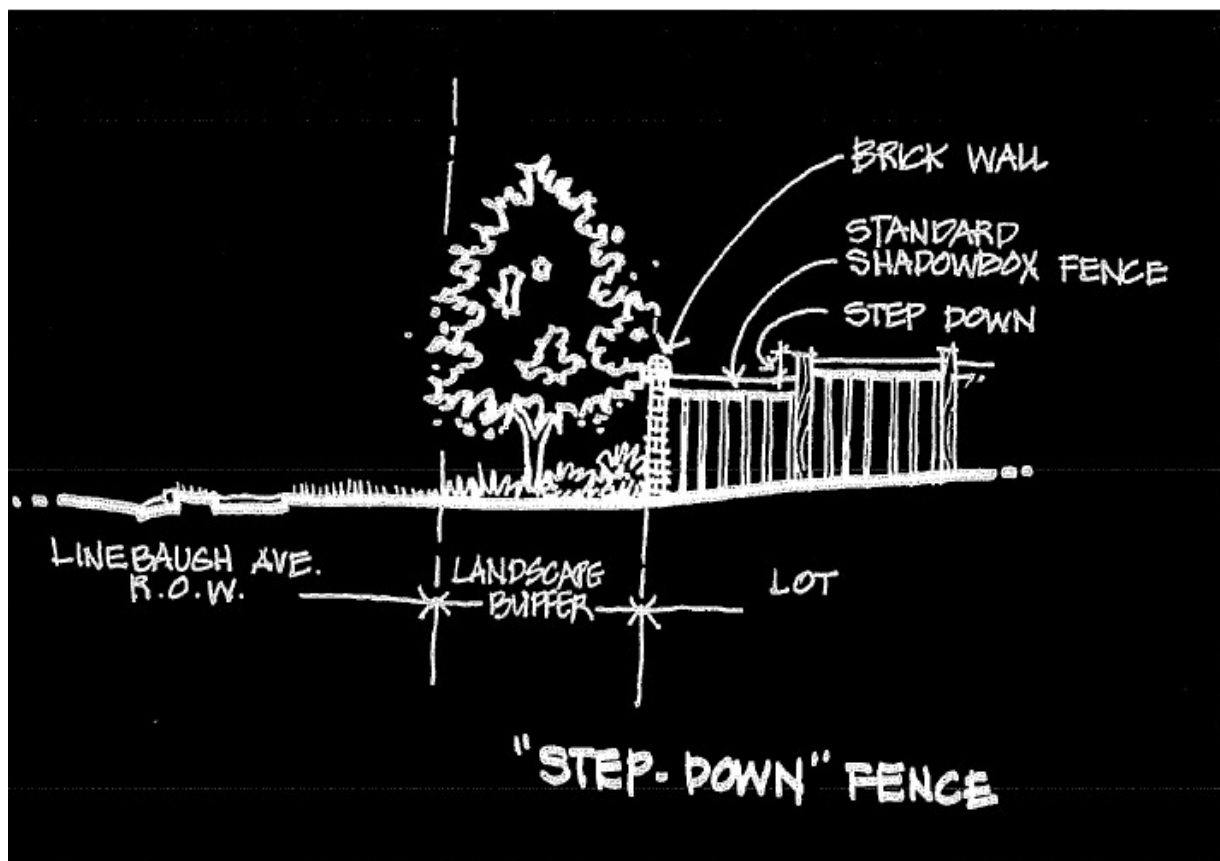
December 3, 1998

## FOR ALL FENCES THAT BACK ON MONTAGUE:

1. Rear fences on these lots must be 6 -foot high black vinyl clad chain link fence or 6-foot high black aluminum fence as described in Section 2.2.15(C) of the Guidelines. Fences on the rear property line shall be maintained by each homeowner.
2. Black mesh privacy windscreens may be attached to rear fences backing on Montague. Windscreens must be secured with black fasteners and maintained to prevent sagging, tears and fading.
3. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
4. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
5. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
6. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the standard 6-foot shadowbox fence is greater than the height of the wall, the shadow box fence should be stepped down in the last panel, so as not to be visible from Linebaugh.



AF-372-6



December 3, 1998

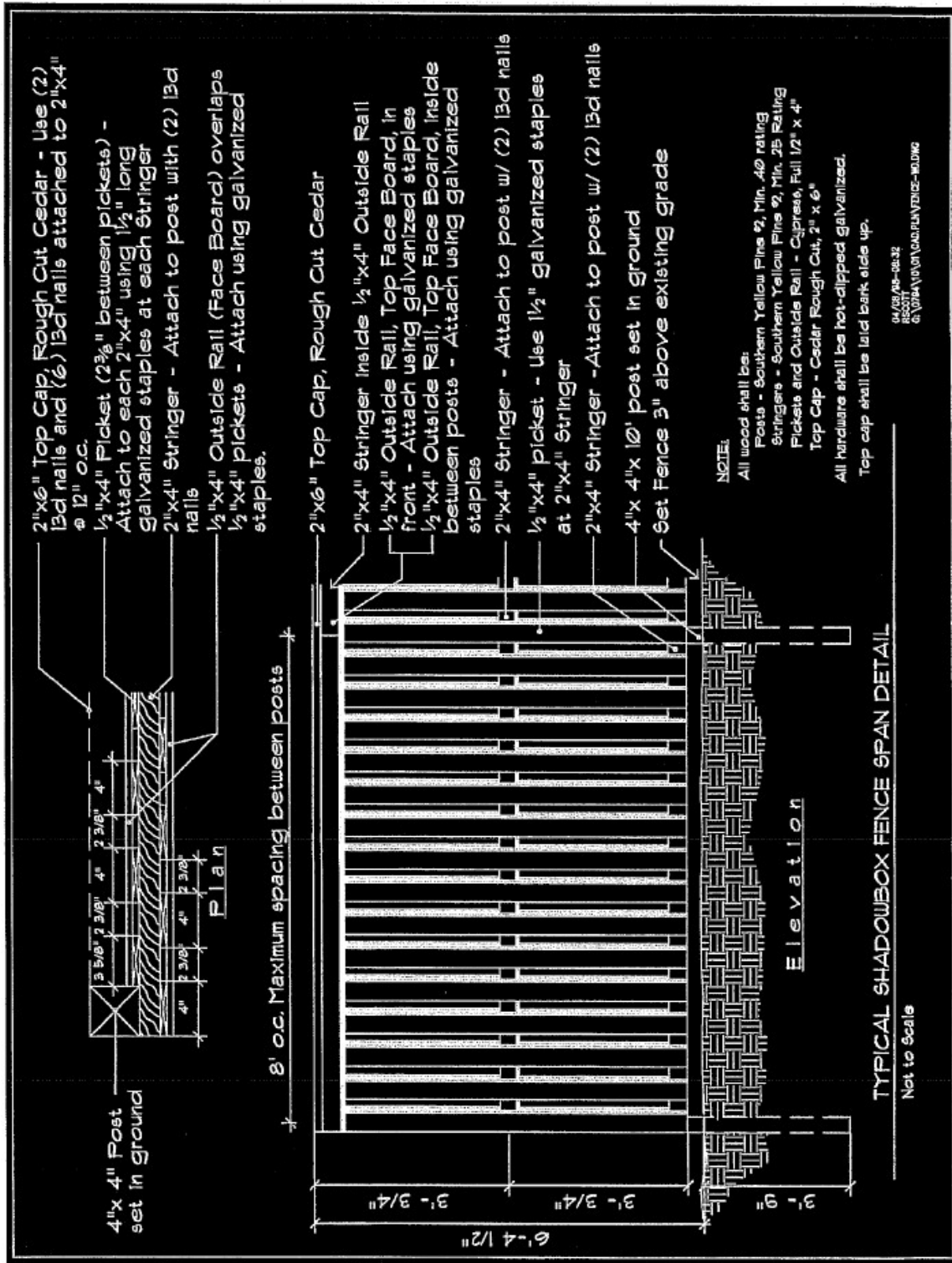
December 3, 1998



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AF-372-7

## **Front Screen/ Storm Door (Bridges Village *exclusively*)**

Various designs, materials, sizes and manufacturer's colors of Screen or Storm Doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16-24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may not be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens which are mounted around exterior front doors are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door sample color must be submitted with all screen/storm door modification requests.
9. Screen door frames must match the current color of the homes front door. If the front door color changes in the life of the screen door, the screen door frame must comply to the color change.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors.

~Approved 5/18/2010



**BENNINGTON**

**SECTION 110**

**DESIGN GUIDELINES**  
**Bennington - Section 110**  
**Building**

Guideline not prepared.

July 15, 1998



**BERKELEY SQUARE**  
**SECTION 111**

**Berkeley Square Architectural Committee**  
**Guidelines for Exterior Modifications**



All modifications require submittal of a written modification request unless otherwise noted.

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- C. Pots, Sculptures, etc.
- D. Garden Hoses
- E. Structures and Misc. Items

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- B. Welcome Mats

### **3. Front Door**

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- B. Kick-plates
- C. Doorbells
- D. Doorknob & Lock
- E. Doorknocker
- F. Exceptions

### **4. Front Wall**

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- B. Signs
- C. Exterior Walls

### **5. Windows**

- A. Window Treatments

### **6. Electronic Equipment**

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- B. Surveillance & Security Equipment

### **7. Patios**

### **8. Hanging Plants, Wind Chimes & Other Ornaments**

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- A. Dates
- B. Times
- C. Placement
- D. Peaceful Enjoyment
- E. Accessories
- F. Complaints

### **10. Exterior Lights**

**It is the responsibility of homeowners to transfer Berkeley Square and Westchase regulatory documents (including Guidelines) when selling their home.**

**Homeowners are also responsible for their tenants' compliance to all such regulations.**

## 1. Yard Areas

### A. Grass

A Resident shall not remove, destroy, dig into or otherwise interfere with the existing grass. Nothing may be placed upon it, underneath it or through it.

### B. Plants

The property manager has jurisdiction over plants. A resident may *only* add plants from the Berkeley Square list to the mulched area directly adjacent to the resident's unit. Any such planned additions must be approved via the modification process.

All added plants must be live plants (no artificial plants) and maintained by the resident. No overgrowth onto the sidewalk is allowed. Also, should any added plants die, the resident must remove them.

Please note: The landscaper employed by the Association has the prior approval of the Board to remove dead and unauthorized plants without notice to the resident.

The property manager permits the following plants once the modification request is approved by Westchase:

Red Ruffle Azaleas

Indian Hawthorne

Ixora (Maui or Nora Grant)

Border Grasses (Liriope): Aztec Grass (Variegated Liriope); Evergreen

Giant Liriope (E.G.L.)

Annuals: Pansies, Petunias and others of similar kind and height.

You may also have a single small potted plant on the paved area directly outside of the front door. See: Pots, Sculptures, etc.

Garden borders are allowed pending an approved modification request, provided that they are black and no higher than .5" above the pavement. These should be used only if necessary and are not for decorative purposes.

### C. Pots, Sculptures, etc.

Garden ornamentation is not allowed in Westchase. Residents are permitted to have one potted plant on the paved area near the front door. Plant containers must be made of natural materials (terracotta, clay, etc.) with the exception of wood. Plant containers must not exceed 10" in height or 14" inches in diameter. A single potted plant does not require a modification request.

## GUIDELINE AMENDMENT

**Page Two, Section 1, "Yard Areas," Part B — "Plants"**

The following amendment to the Berkeley Square Homeowners Association Guidelines allows for the **following plants to be added to the approved list** of garden plants as found in the above referenced section.

Crotons

Heather

Oyster Plants

Yellow Lantana

(Though prevalent in our village, Yellow Lantana is discouraged due to a tendency towards overgrowth and unsightly appearance after trimming).

Reminder: Plants must adhere to other related guidelines and are not to be planted until after a modification request form has been completed and approved.



## **D. Garden Hoses**

Garden hoses shall be kept out of sight. Hoses may not be left attached to the hose bibs on the sides of the buildings or be visible from the street when not in use.

## **E. Structures and Misc. Items**

No additions or deductions, with the exception of the above sections B & C, are permitted, including, but not limited to: concrete blocks, benches, decks, patio extensions, awnings, gardens, bird houses, bird feeders, dog houses, dog runs, kennels, sheds, any temporary structure, any permanent structure or any items of personal property not in use. Likewise, no "Kitsch" (figurines, sculptures, etc.) are allowed (by order of Westchase) on the property.

## **2. Sidewalk**

### **A. Sidewalks**

Sidewalks must be kept clear at all times. This includes free of potted plants, trash bags, garbage cans and pet food dishes. Sidewalks may not be painted or otherwise treated in any way by the Resident, other than sweeping.

### **B. Welcome Mats**

Residents are allowed one standard size welcome mat on the paved area located immediately outside of their front door. The mat may not be a piece of unbound carpet. A modification request is not required for a single welcome mat.

## **3. Front Door**

### **A. Wreaths**

A resident may hang a wreath on the front door of their home provided it is not permanently attached to the door itself, as the Resident is responsible for any and all damage to the door. A modification request is not required for a single wreath.

### **B. Kickplates**

Kickplates are not allowed in any form or fashion on the front door.

### **C. Doorbells**

A Resident may elect to replace the doorbell. If so, the replacement must be no more than 4" diameter. The result must match the existing hardware (doorknob and keyhole).

#### D. Doorknob & Lock

A Resident may elect to replace the doorknob and lock, but the replacement must be of an antique brass finish.(Antique brass is the same finish as the builders original hardware.) Polished brass, chrome and other reflective finishes are not permitted. The doorknob and lock shall be separate pieces.

#### E. Doorknocker

A small doorknocker may be added if it matches the existing hardware (antique brass). Again, polished brass, chrome, and other reflective finishes are not permitted on any hardware item on the door.

#### F. Exceptions

No other ornamentation or addition may be made to the door or door frame except a peephole or small religious ornament.

### 4. Front Wall

#### A. Flags

A bracket of the type to display flags is also allowed. It must be metallic and either painted to match the wall or antique brass in color and attached to the wall on the left side of the front door (as viewed from the sidewalk). The only national flag allowed to be . displayed is the United States of America respectfully and in compliance with Federal Regulations. It is the responsibility of the Resident to adhere to these regulations.

#### C. Signs

Absolutely no signs are to be displayed or be visible from the outside.

#### D. Exterior Walls

No resident may repair or treat the exterior walls except as provided in Article VIII of the Declaration. That is the responsibility of the Association.

### 5. Windows

#### A. Window Treatments

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

#### B. Hurricane Shutters and Other Hurricane Protective Devices

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

The following Temporary Protection Devices are permitted:

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

The following Permanent Shutter styles are permitted:

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

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

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

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

## 6. Electronic Equipment

#### A. Satellite Dishes

Satellite dishes are permitted in Berkeley Square, but limited to not more than one meter in diameter. The dish should be installed on a pole on the back wall of the structure, not on the roof or otherwise visible from the street, and attached to the structure by straps or brackets provided that such placement does not prevent reception

of signal. The Westchase Declaration will control this instance. Wires and cords shall not visibly descend from the dish to enter the house.

#### **B. Surveillance & Security Equipment**

Electronic surveillance equipment for personal security is permitted, but the equipment is limited to one camera with no visible wiring as part of an Owner's security system. If the builder did not install the surveillance equipment, a Modification Request must be submitted for approval of this item and other restrictions (placement, purpose, color, etc.) will apply as well.

0 9

### **7. Patios & Sunrooms**

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

### **8. Hanging Plants, Wind Chimes & Other Ornaments**

Recognizing that wind chimes may be considered a nuisance to others, the size of wind chimes is limited to not more than 12", the quantity to no more than two, and the placement to the patio. (Other hanging objects are allowed on the patio, providing they are silent.) A windchime or any other noisemaking device of any size shall not disturb or annoy neighbors of the resident. No modification request is required for this; however, should there be a disturbance reported, a violation will be issued by the Property Manager requiring the removal of the source of such disturbance.

### **9. Holiday Decorations**

#### **A. Dates**

1. End of year holiday lights, figures, fake snow and other displays may not be set out prior to Thanksgiving Day and must be removed by January 10 of the year immediately following.
2. Decorations for other holidays are also permitted. Decorations may be placed outside within one month of the actual date of the holiday and must be removed by the seventh day following the holiday.

#### B. Times

Any sounds, either of music or mechanical motors, must cease by 9 p.m. Sunday through Thursday and by 11 p.m. Friday and Saturday.

#### C. Placement

Lawn decorations shall not interfere with the landscapers' duties and lights shall not penetrate the closed blinds of any neighbor's windows.

#### D. Peaceful Enjoyment

Every Resident should be allowed to not only celebrate the holiday season as desired, but to not impede other Residents' desires to be left in peace. No Resident shall be permitted to interfere with another Resident's right to be free from interference such as that caused by celebration of a holiday or other activity.

#### E. Accessories

Any hooks used to hang lights or ornaments will be considered part of the holiday decoration. Therefore, they must be removed when not in use, in accordance with the other decoration regulations.

#### F. Complaints

Complaints will be reviewed promptly by the Property Manager who may then request immediate removal of excess or annoying lights, fixtures, or other holiday decorations.

### 10. Exterior Lights

**Holiday lights are the only exterior lights permitted by the Resident with the exception of preexisting lighting installed by the builder.**

BERKELEY SQUARE PAINT PALETTE  
(Approved by Voting Members 11/11/14)

BLDG 1

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12302	6121	7012	6258
12304	6122	7012	6258
12306	6115	7012	6258
12308	6143	7012	6258
12310	6157	7012	6258
12312	6121	7012	6258
12314	6115	7012	6258
12316	6150	7012	6258

BLDG 2

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12320	6121	7012	6258
12322	6122	7012	6258
12324	6115	7012	6258
12326	6143	7012	6258
12328	6157	7012	6258
12330	6150	7012	6258

BLDG 3

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12334	6121	7012	6258
12336	6122	7012	6258
12338	6115	7012	6258
12340	6143	7012	6258
12342	6157	7012	6258
12342	6150	7012	6258

BLDG 4

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12348	6121	7012	6258
12350	6122	7012	6258
12352	6115	7012	6258

12354	6143	7012	6258
12356	6157	7012	6258
12358	6121	7012	6258
12360	6115	7012	6258
12362	6150	7012	6258

#### BLDG 5

##### Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12366	6121	7012	6258
12368	6122	7012	6258
12370	6115	7012	6258
12372	6143	7012	6258
12374	6157	7012	6258
12376	6121	7012	6258
12378	6115	7012	6258
12380	6150	7012	6258

#### BLDG 6

##### Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12384	6121	7012	6258
12386	6122	7012	6258
12388	6115	7012	6258
12390	6143	7012	6258
12392	6157	7012	6258
12394	6121	7012	6258
12396	6115	7012	6258
12398	6150	7012	6258

#### BLDG 7

##### Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12402	6121	7012	6258
12404	6122	7012	6258
12406	6115	7012	6258
12408	6143	7012	6258
12410	6157	7012	6258
12412	6150	7012	6258

BLDG 8

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12416	6121	7012	6258
12418	6122	7012	6258
12420	6115	7012	6258
12422	6143	7012	6258
12424	6157	7012	6258
12426	6121	7012	6258
12428	6115	7012	6258
12430	6150	7012	6258

BLDG 9

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12434	6121	7012	6258
12436	6122	7012	6258
12438	6115	7012	6258
12440	6143	7012	6258
12442	6157	7012	6258
12444	6150	7012	6258

BLDG 10

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12448	6121	7012	6258
12450	6122	7012	6258
12452	6115	7012	6258
12454	6143	7012	6258
12456	6157	7012	6258
12458	6150	7012	6258

BLDG 11

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12462	6121	7012	6258
12464	6122	7012	6258
12466	6115	7012	6258
12468	6143	7012	6258
12470	6157	7012	6258
12472	6150	7012	6258



BLDG 12

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12476	6121	7012	6258
12478	6122	7012	6258
12480	6115	7012	6258
12482	6143	7012	6258
12484	6157	7012	6258
12486	6121	7012	6258
12488	6115	7012	6258
12490	6150	7012	6258

BLDG 13

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12485	6150	7012	6258
12487	6157	7012	6258
12489	6143	7012	6258
12491	6115	7012	6258
12493	6122	7012	6258
12495	6121	7012	6258

BLDG 14

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12331	6150	7012	6258
12333	6115	7012	6258
12335	6121	7012	6258
12337	6157	7012	6258
12339	6143	7012	6258
12341	6115	7012	6258
12343	6122	7012	6258
12345	6121	7012	6258

BLDG 15

Sherwin William Colors (SW)

ADDRESS	Body Color	Trim Color	Doors/Shutters
12367	6150	7012	6258
12369	6157	7012	6258
12371	6143	7012	6258
12373	6115	7012	6258
12375	6122	7012	6258

12377	6121	7012	6258
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BLDG 16

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12411	6150	7012	6258
12413	6157	7012	6258
12415	6143	7012	6258
12417	6115	7012	6258
12419	6122	7012	6258
12421	6121	7012	6258

BLDG 17

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12425	6150	7012	6258
12427	6157	7012	6258
12429	6143	7012	6258
12431	6115	7012	6258
12433	6122	7012	6258
12435	6121	7012	6258

BLDG 18

Sherwin William Colors (SW)

<u>ADDRESS</u>	<u>Body Color</u>	<u>Trim Color</u>	<u>Doors/Shutters</u>
12469	6150	7012	6258
12471	6157	7012	6258
12473	6143	7012	6258
12475	6115	7012	6258
12477	6122	7012	6258
12479	6121	7012	6258

MAILBOX KIOSK

<u>Body Color</u>	<u>Trim Color</u>
6121	7012

TRASH COMPACTOR AREA

<u>Body Color</u>	<u>Trim Color</u>
6121	7012

SIDES AND BACKS OF BUIDLINGS

<u>Body Color</u>	<u>Trim Color</u>
6121	7012

**BRENTFORD**  
**SECTION 376**

## **DESIGN GUIDELINES**

### **Brentford - Section 376**

#### **Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles if used will be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero pitch is not allowed.
5. All fences must be built in accordance with AF-376.
6. Minimum gable overhang is 8 inches.

\*\*\*Note: The restriction on white screen enclosures was eliminated in 2013. Therefore, white and bronze enclosures are permitted



## **DESIGN GUIDELINES**

### **Brentford Section 376**

#### **Fences**

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-376-1



April 8, 1998

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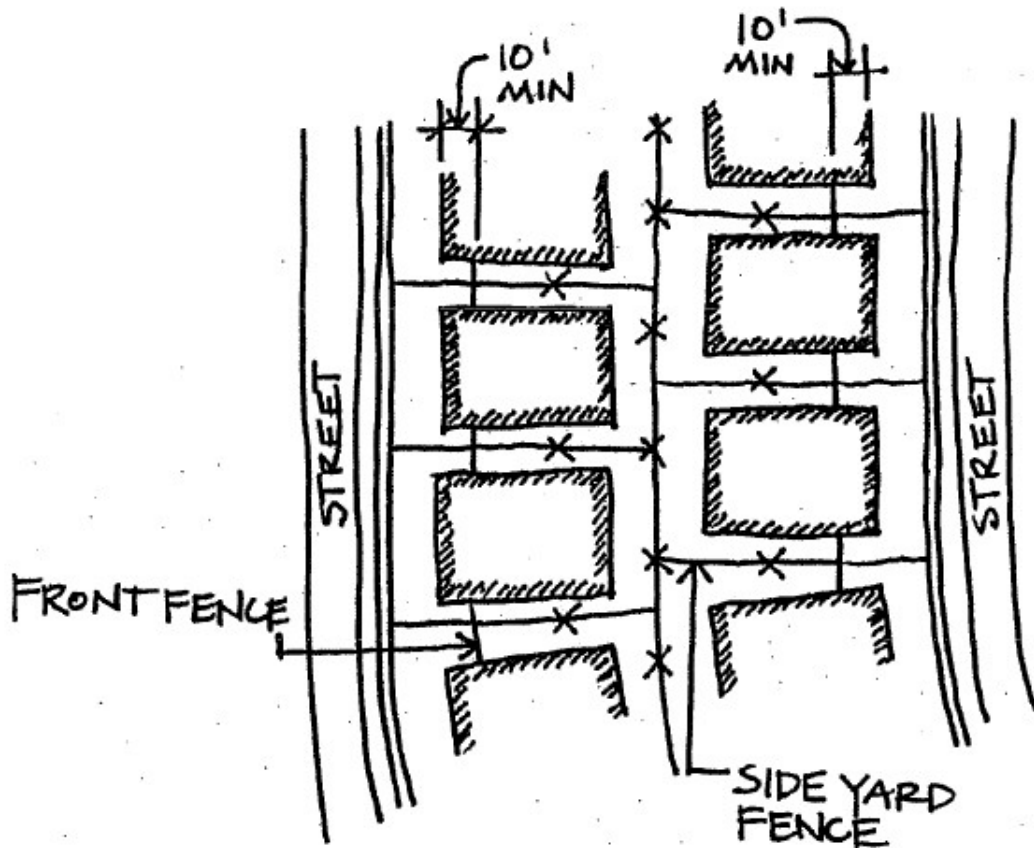
145

27370685.v1

## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE

**LOTS:** When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



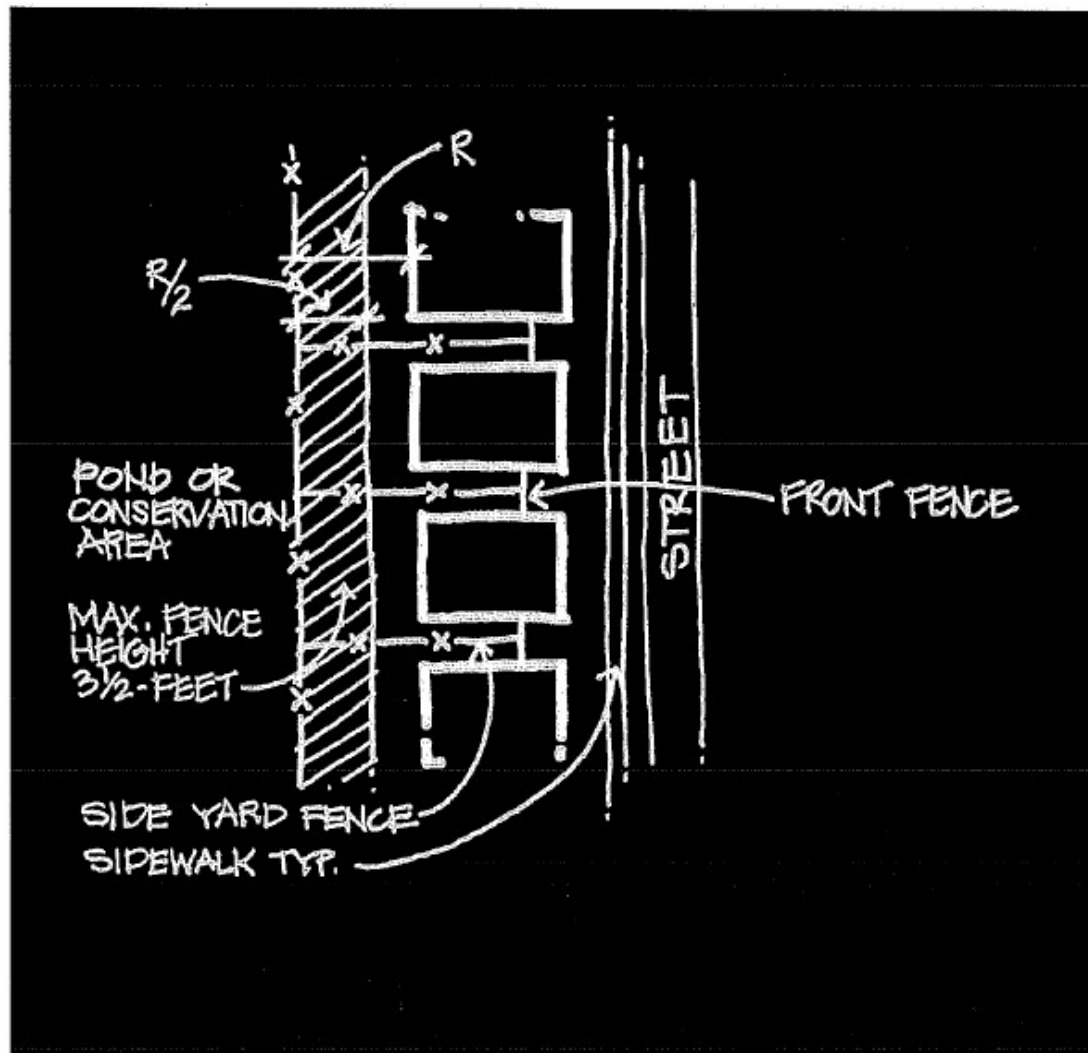
AF-376-2



**FOR FENCES ON PONDS OR CONSERVATION AREAS AND NOT VISIBLE FROM PUBLIC-VIEW:**

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is not visible from across a pond or conservation area, a 3 2 - foot maximum height .fence is allowed. The only exception to the maximum height within zone is a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



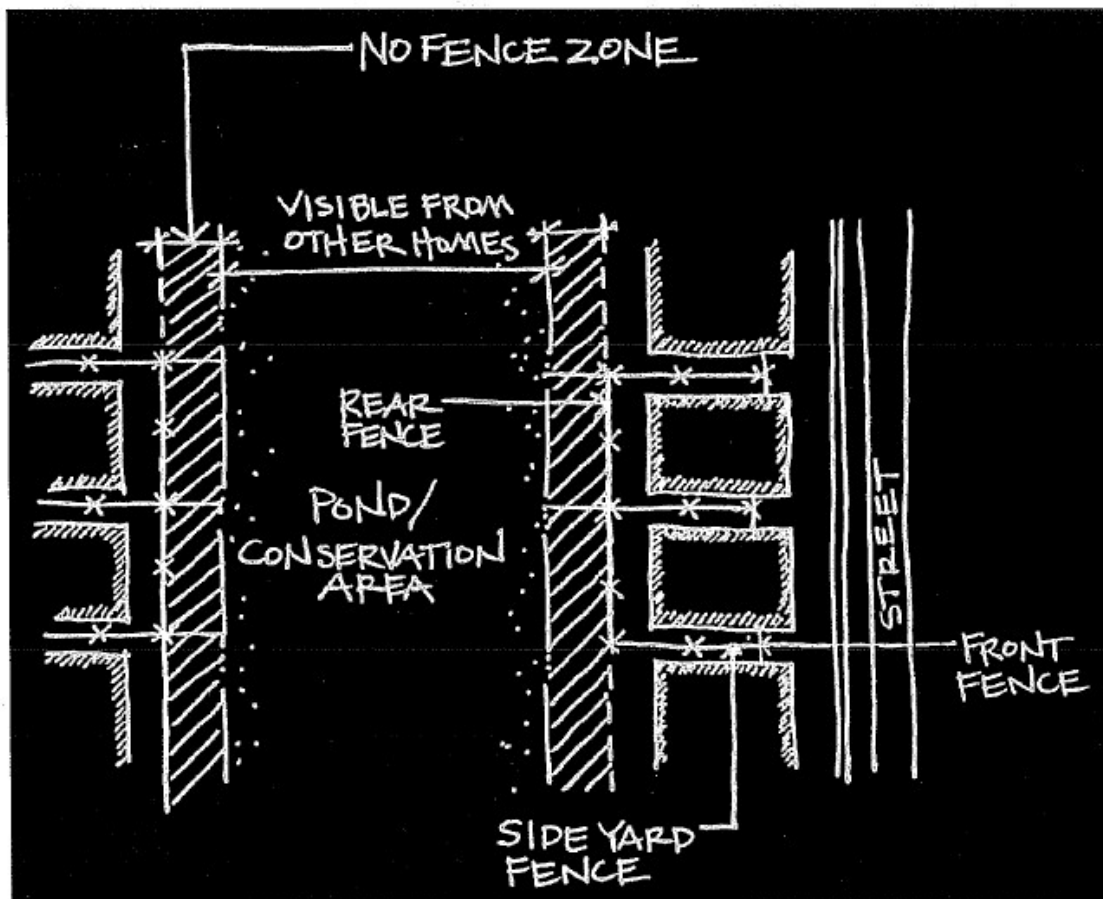
AF-376-3



## FOR FENCES ON PONDS OR CONSERVATION AREAS AND VISIBLE FROM PUBLIC VIEW:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-376-4

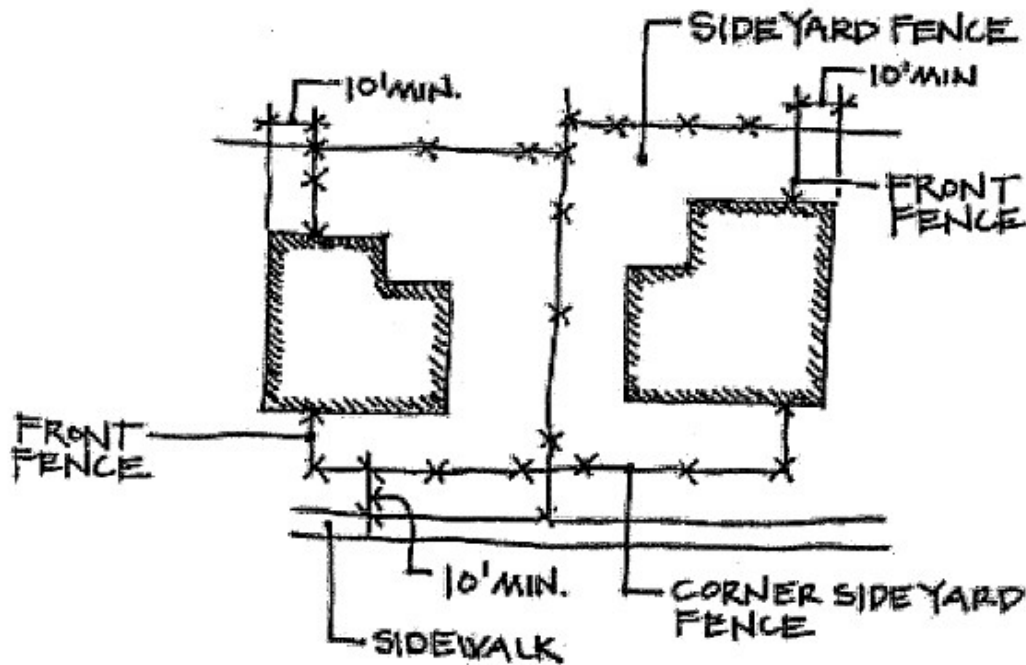




## FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



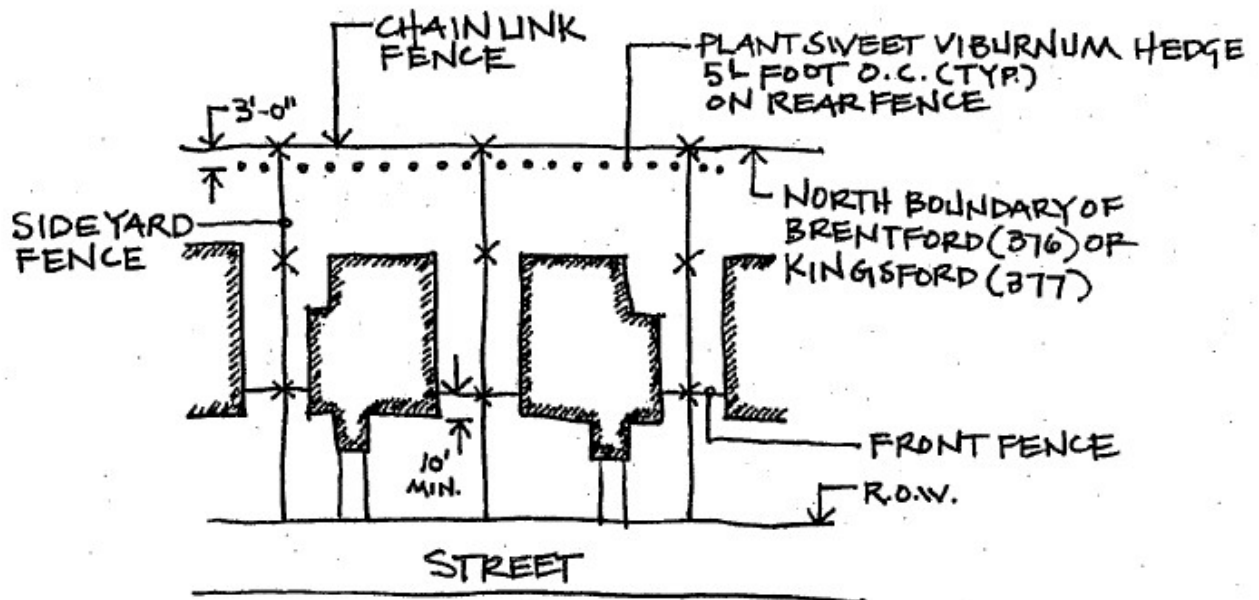
AF-376-5



June 5, 1998

**FOR ALL FENCES BACKING ON THE NORTH BOUNDARY OF SECTIONS 376 (BRENTFORD) AND 377 (KINGSFORD):**

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5-foot center-to-center across the entire rear fence. Plants shall be 3-feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2-feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

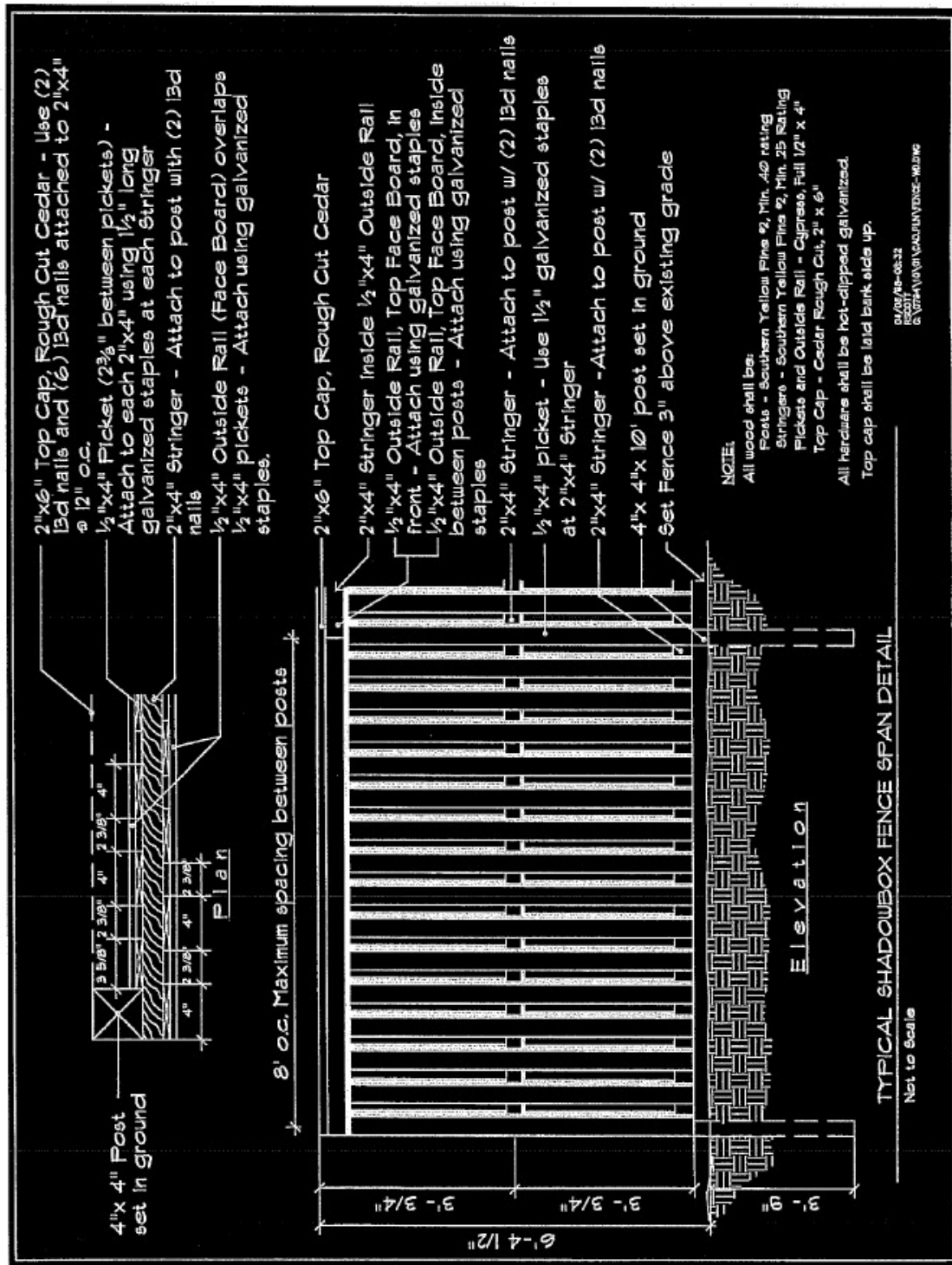


AF-376-6



June 5, 1998

2/3/0003.V1



**CASTLEFORD**  
**SECTION 370**

## **DESIGN GUIDELINES**

### **Castleford - Section 370**

#### **Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles, if used will be dimensional fiberglass, fungus resistant (25 yr. warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero-roof is not allowed.
5. All fences must be built in accordance with appendix AF-370.
6. Minimum gable overhang is 8-inches.

\*\*\*Note: The restriction on white screen enclosures was eliminated in 2012. Therefore, white and bronze enclosures are permitted



## **DESIGN GUIDELINES**

### **Castleford Section 370**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by the Modifications Committee.

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AF-370-1

April 8, 1998

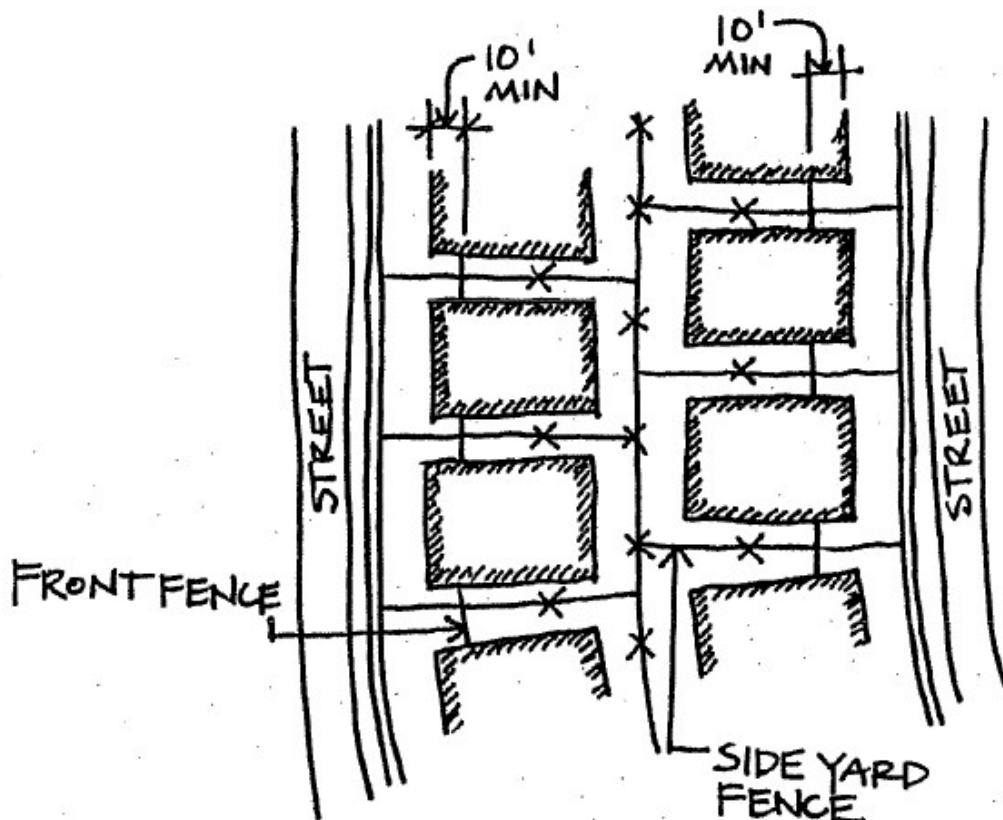


#### A. MATERIALS AND STYLES FOR FENCES ON ALL LOTS:

1. All materials for fences permitted in Section 2.2.15 of the Guidelines, as amended from time to time, shall be permitted in Castleford.
2. All fences styles permitted in Section 2.2.15 of the Guidelines, as amended from time to time, are permitted in Castleford, except that board on board fences are prohibited.
3. Further limitations on height and location appear below.

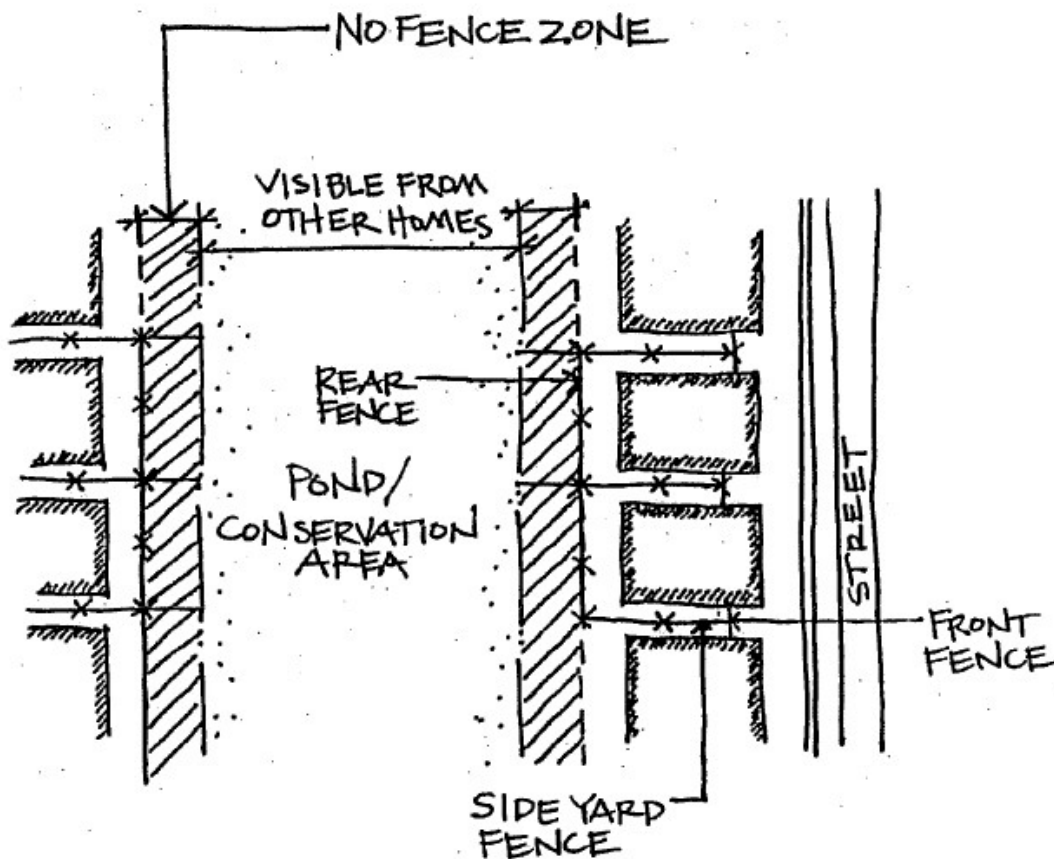
#### B. FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

1. Rear fences on back to back lots shall be installed on the rear lot line, except as set forth in sub-section C.1, below. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
2. Side fences on side to side lots shall be installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



### C. FOR FENCES ON PONDS OR CONSERVATION AREAS:

1. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No vinyl or wood fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
2. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots shall be installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-370-3



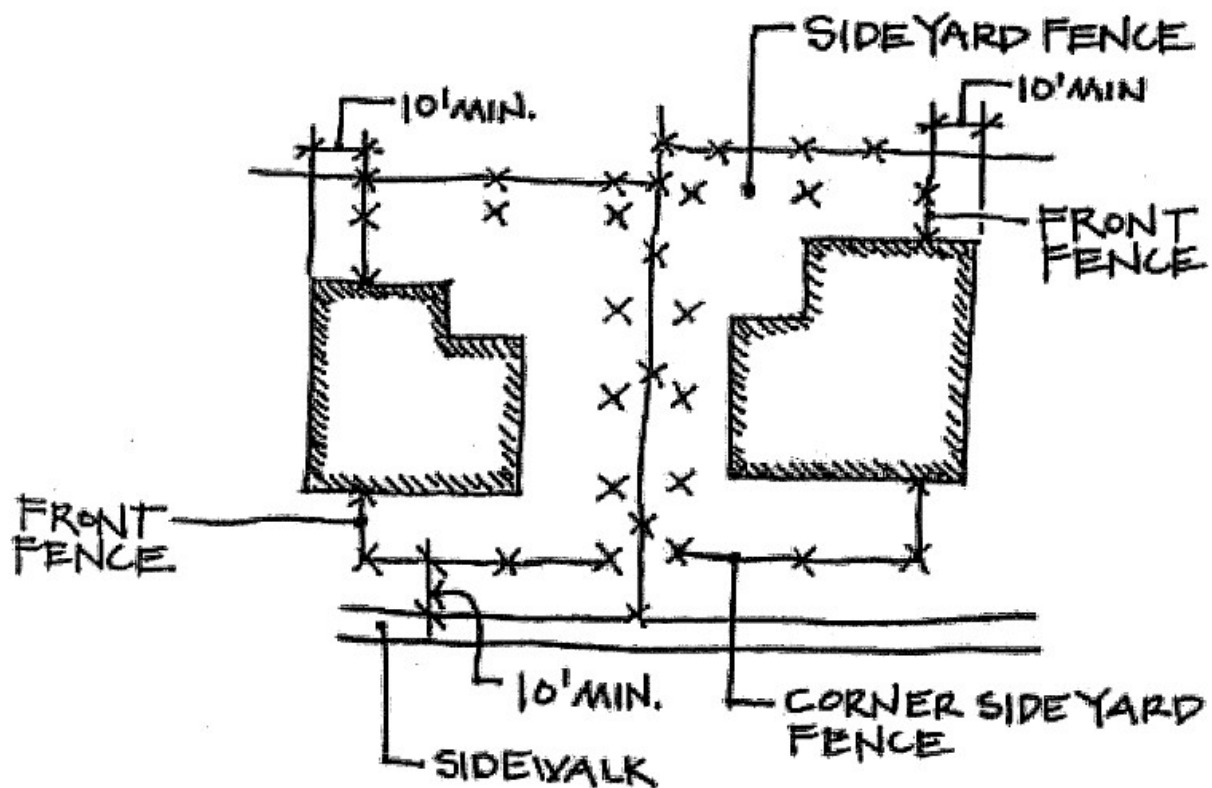
December 3, 1998

27370685.v1



**D. FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:**

1. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10-feet. These fences shall be 6-feet high.
2. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-370-4



December 3, 1998

**E. FOR ALL FENCES BACKING ON GREтна GREEN OR MONTAGUE:**

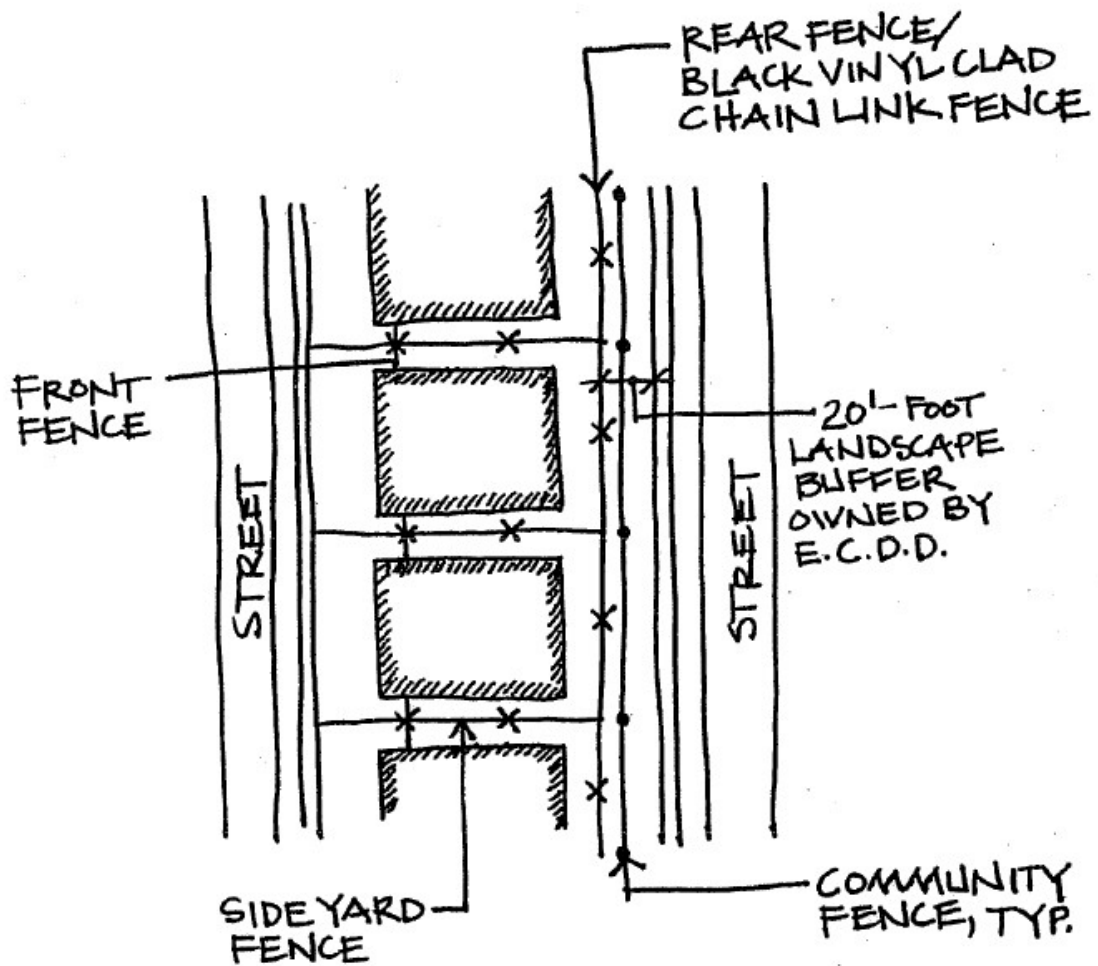
1. Rear fences on these lots must be 6 -foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line. No other fences shall be vinyl clad chain link.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All fences on the Lot, other than the rear fence backing on Gretna Green or Montague, shall be one style and one material as permitted in sub-section A, above.
4. Side fences on side to side lots shall be installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

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AF-370-5



December 3, 1998



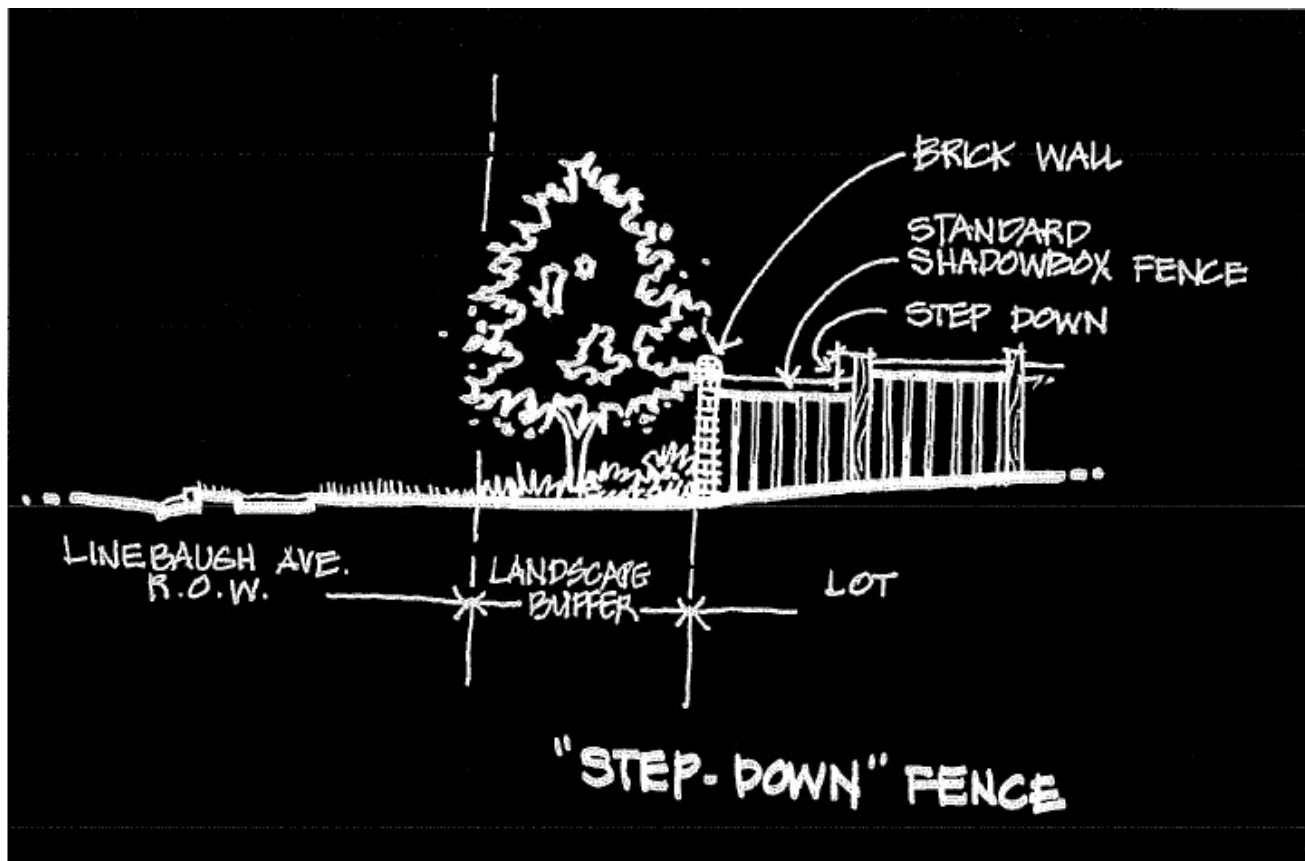
AF-370-6



December 3, 1998

## F. FOR ALL FENCES BACKING ON LINEBAUGH:

1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the fence is greater than the height of the wall, the fence must be stepped down in the last panel, so as not to be visible from Linebaugh.

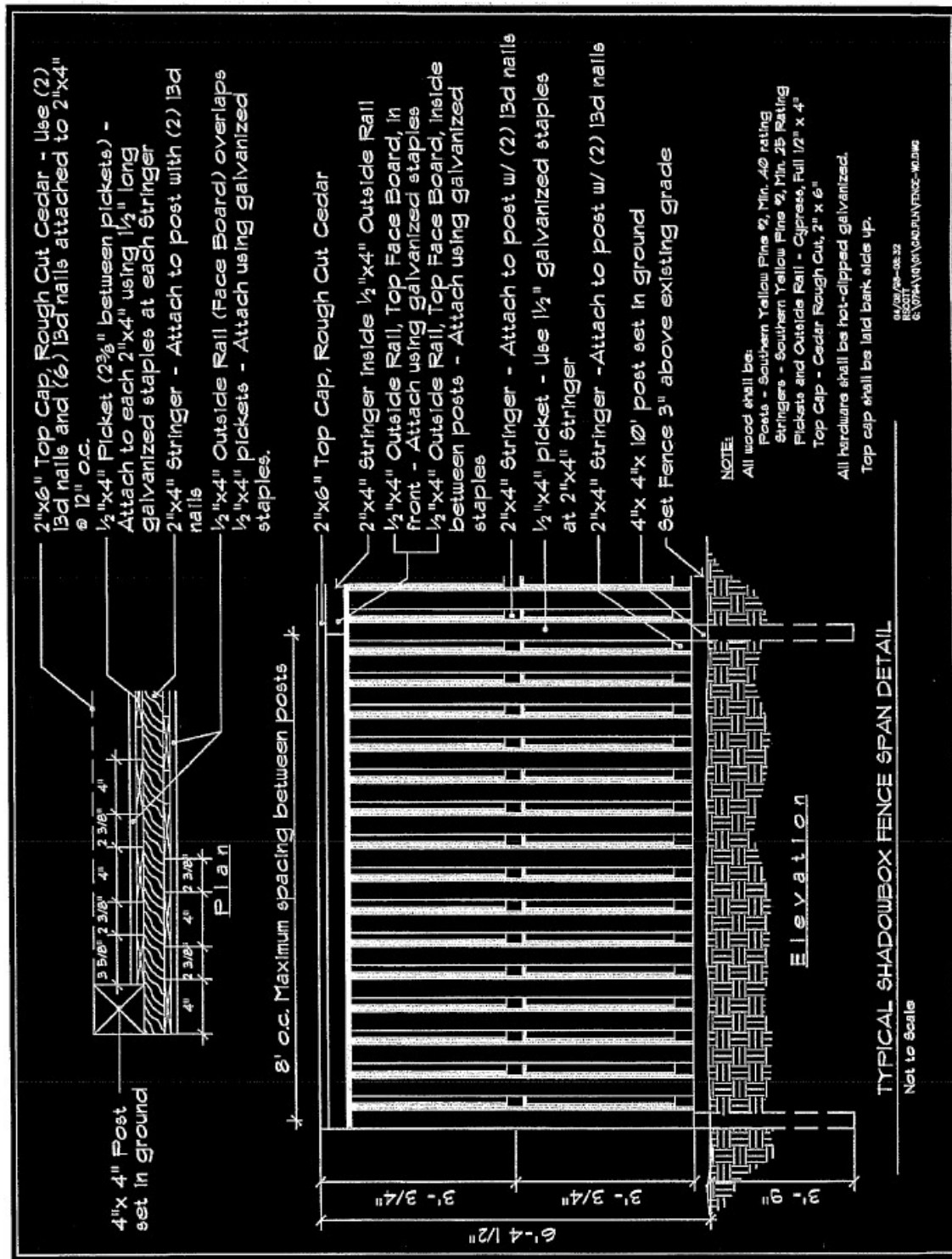


AF-370-7



December 3, 1998

2/3/0005.v1



AF-370-8

### **Front Storm Door Only (Castleford *exclusively*)**

Various designs, materials, sizes and manufacturer's colors of Storm Doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All storm doors must be made of aluminum or steel and list a high quality rating for thickness and must comply with existing architectural style of each home.
2. Storm doors may **not** be made of wood or painted wood.
3. Storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Storm doors must be made of full view only & be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
5. No aluminum bottoms allowed
6. All storm doors must be mounted to the exterior front door frame of the house.
7. Storm doors should match the trim or molding around the front door. If the trim or molding color changes in the life of the screen door, the screen door frame must comply with the color change.
8. All storm doors must be kept in the closed position when not in use.

***Approved by the voting Members 5-12-2015***

**CHELMSFORD  
SECTION 375**

**DESIGN GUIDELINES**  
**Chelmsford - Section 375**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Insulated Aluminum Roofs are permitted for screened enclosures & patios. Columns shall be wood, aluminum or concrete. Columns shall be a minimum of four inch by four inch (4" x 4") when supporting an insulated aluminum roof for a screened enclosure. Aluminum pan type roofs are prohibited.
2. Composition roof shingles if used will be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero pitch is not allowed.
5. All fences must be built in accordance with AF-375.
6. Minimum gable overhang is 8 inches.

July 17, 1999



AB-375-1



## DESIGN GUIDELINES

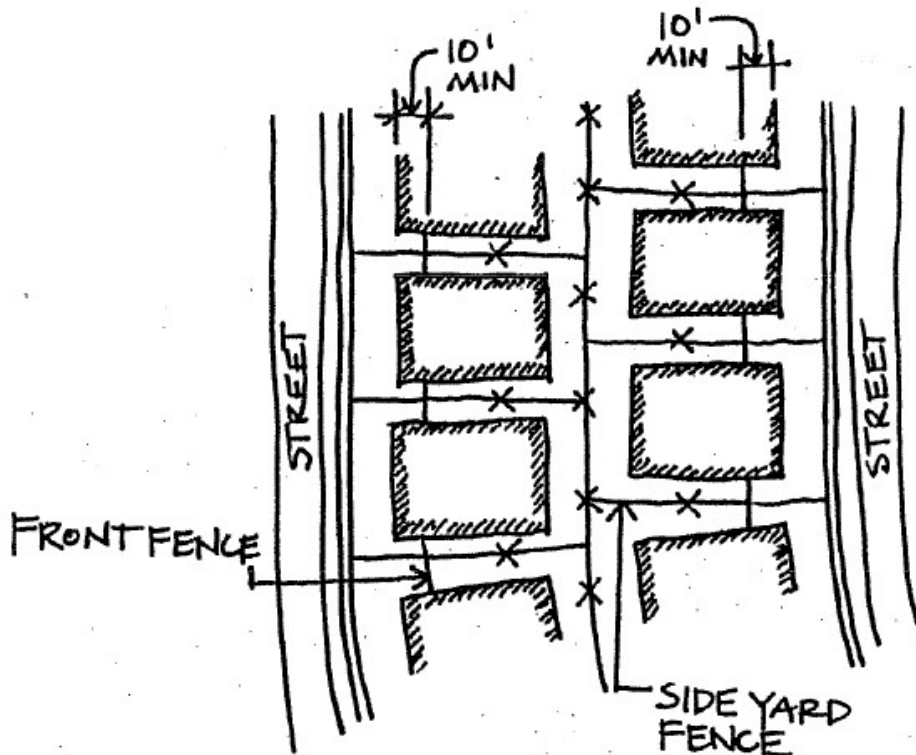
### Chelmsford Section 375

#### Fences

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

**FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:** When fences are built:

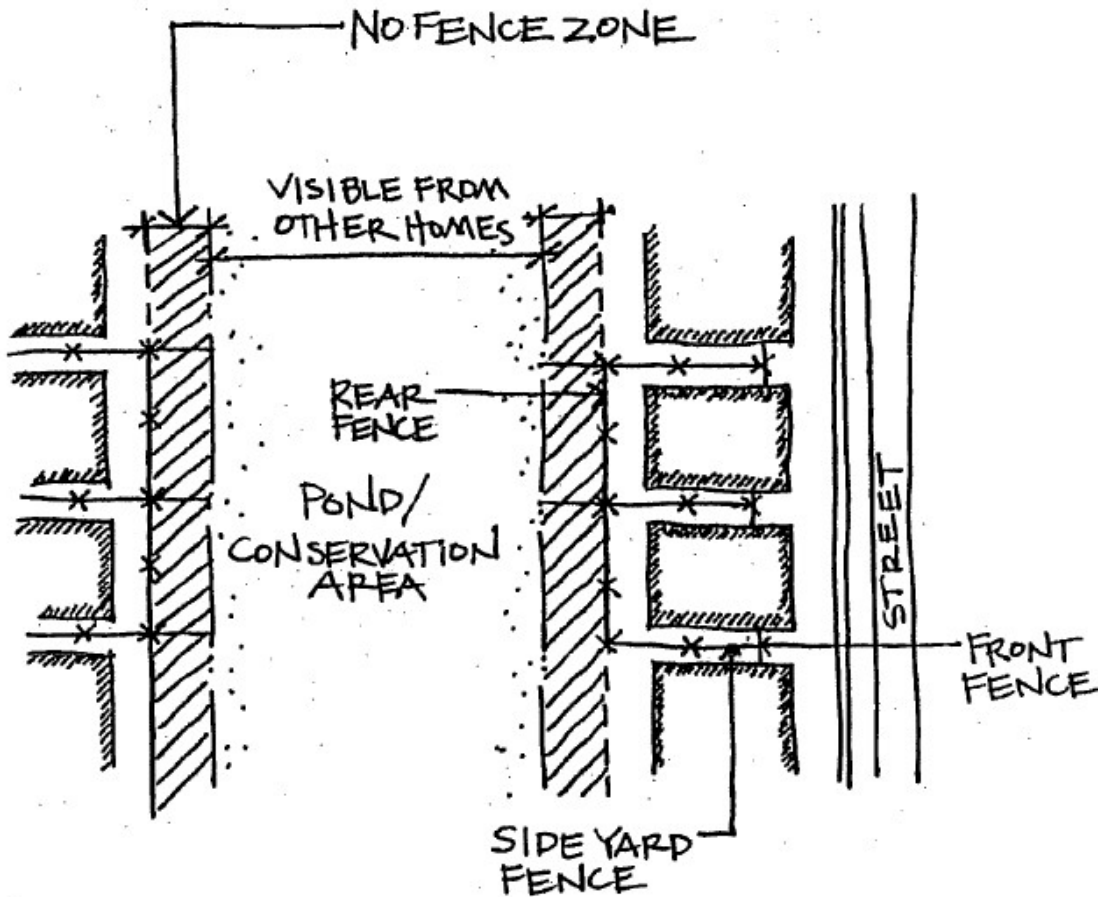
1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.  
In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Composite materials approved 2/8/2012)
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



## FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline. In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Composite materials approved 2/8/2012)
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



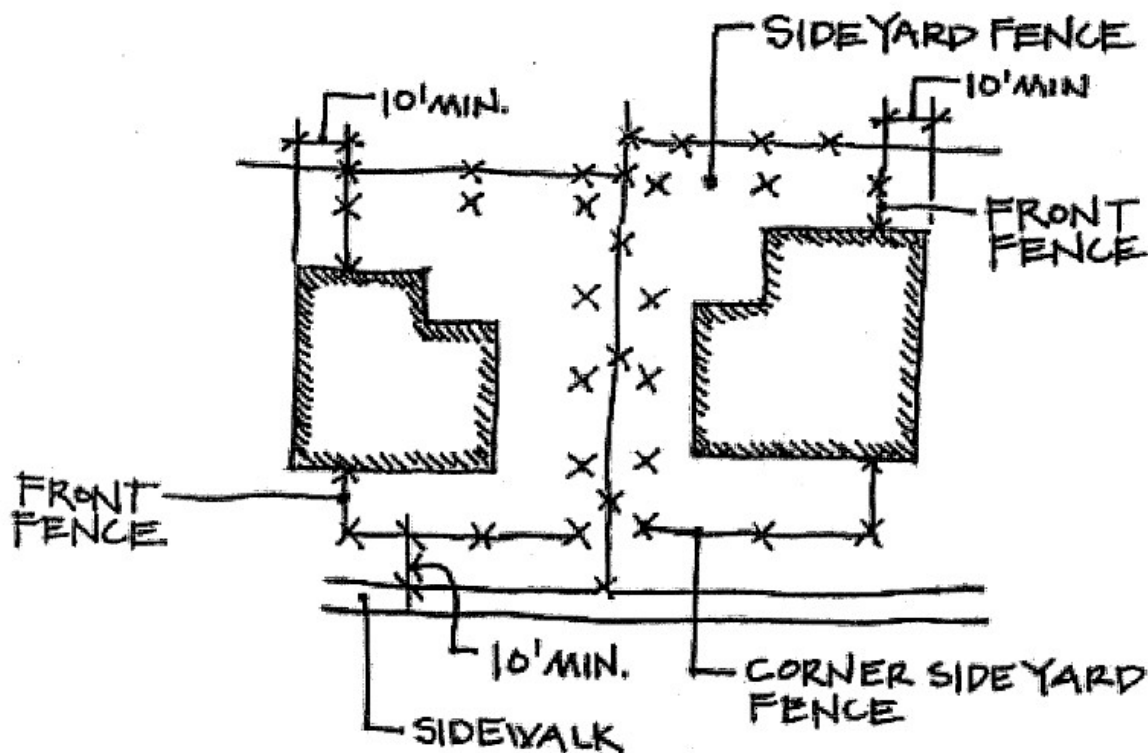
AF-375-3



## FOR ALL FENCES ON THE STREET SIDE OF CORNER

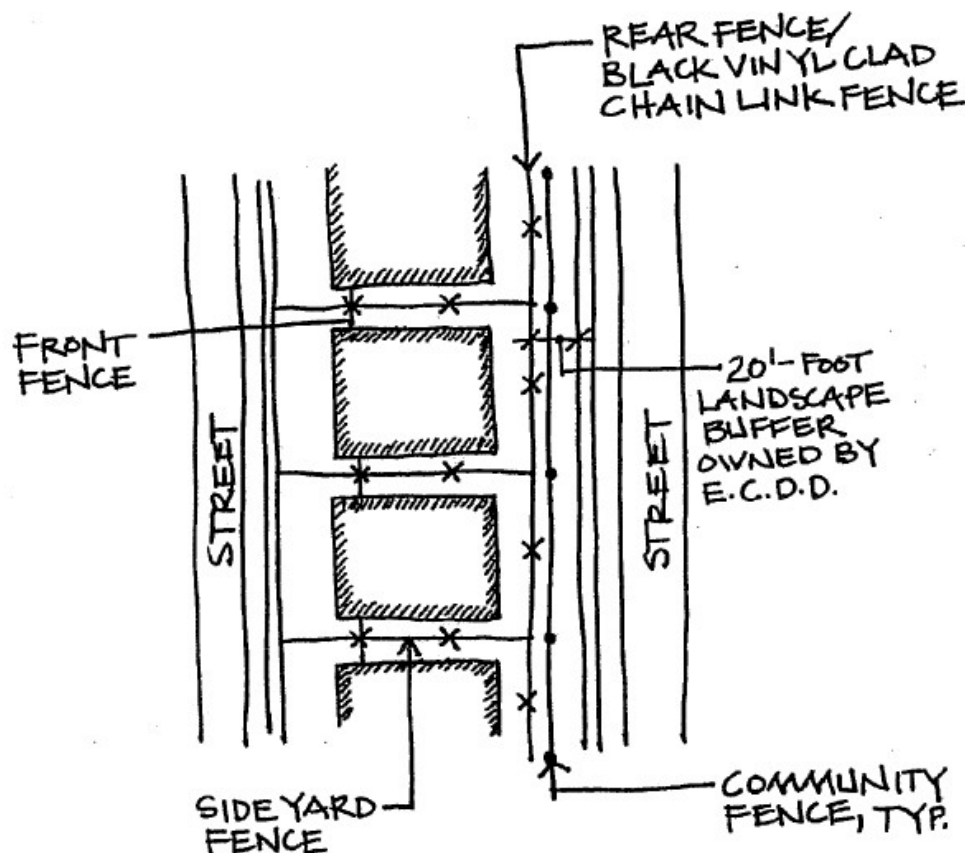
**LOTS:** When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline. In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone.  
(Composite materials approved 2/8/2012)
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



# FOR ALL FENCES BACKING ON GRETNA GREEN OR MONTAGUE:

1. Rear fences on these lots must be 6 -foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be board on board or standard shadowbox wooden fence as detailed in this guideline. In addition to the required wooden fence materials for shadowbox fences, composite materials are permitted and must be wood tone or weathered wood tone. (Approved 2/8/2012)
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-375-5

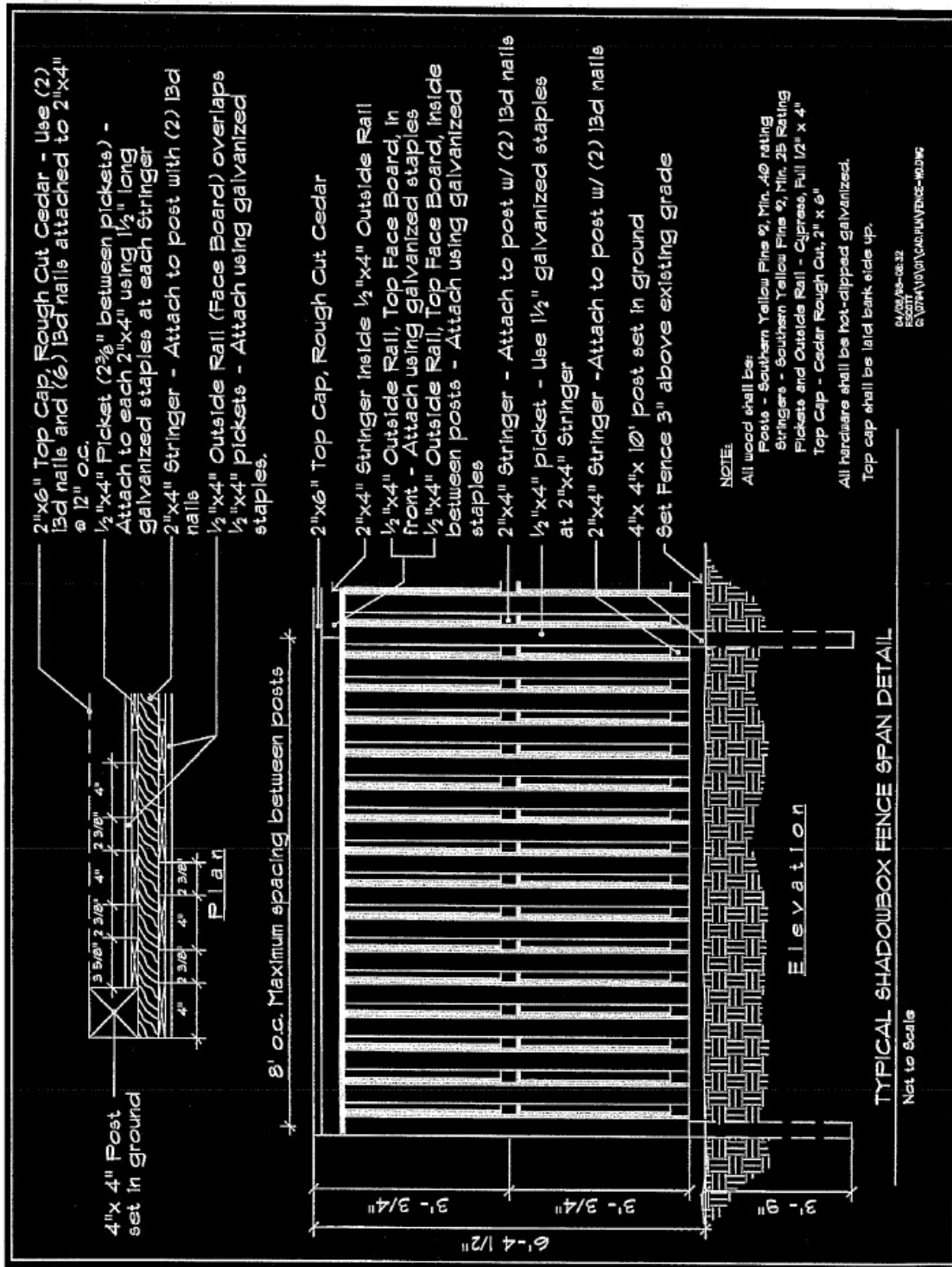


Board on Board Wood Fencing is allowed as follows:

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4')
3. Post spacing to be no more than eight feet (8')
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails
5. Pickets to be one-half inch by four or six inch ( $\frac{1}{2}$ " x 4" or 6")

Board on Board Wood Fence Samples:





AF-375-6

December 3, 1998

**CHESHIRE**  
**SECTION 227**

## **DESIGN GUIDELINES**

### **Cheshire - Section 227**

#### **Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles, if used should be dimensional fiberglass, fungus resistant (20-year warranty).
3. Siding must be approved by NCC.
4. Chimneys must be either stucco or same material as the majority of the home; metal is not allowed.
5. Porch and screen enclosure roofs must have a slope. Zero roof slopes not allowed.
6. All fences must be built in accordance with Appendix AF-227.
7. Minimum gable overhang is 8-inches.





## **DESIGN GUIDELINES**

### **Cheshire Section 227**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-227-1

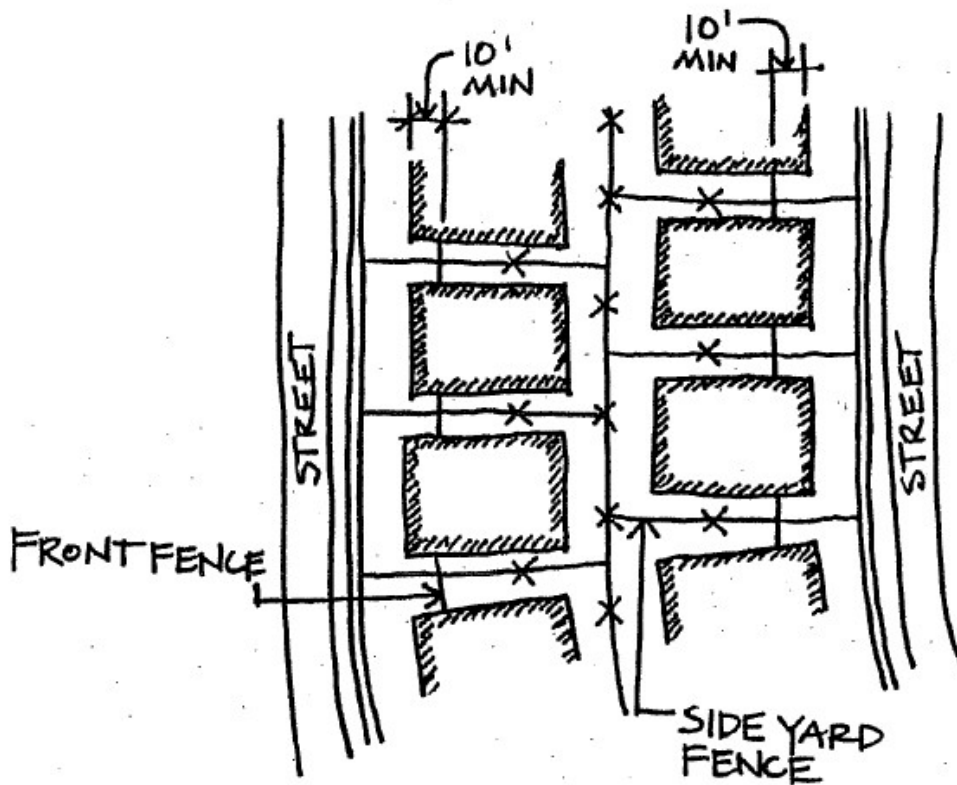


April 8, 1998

## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



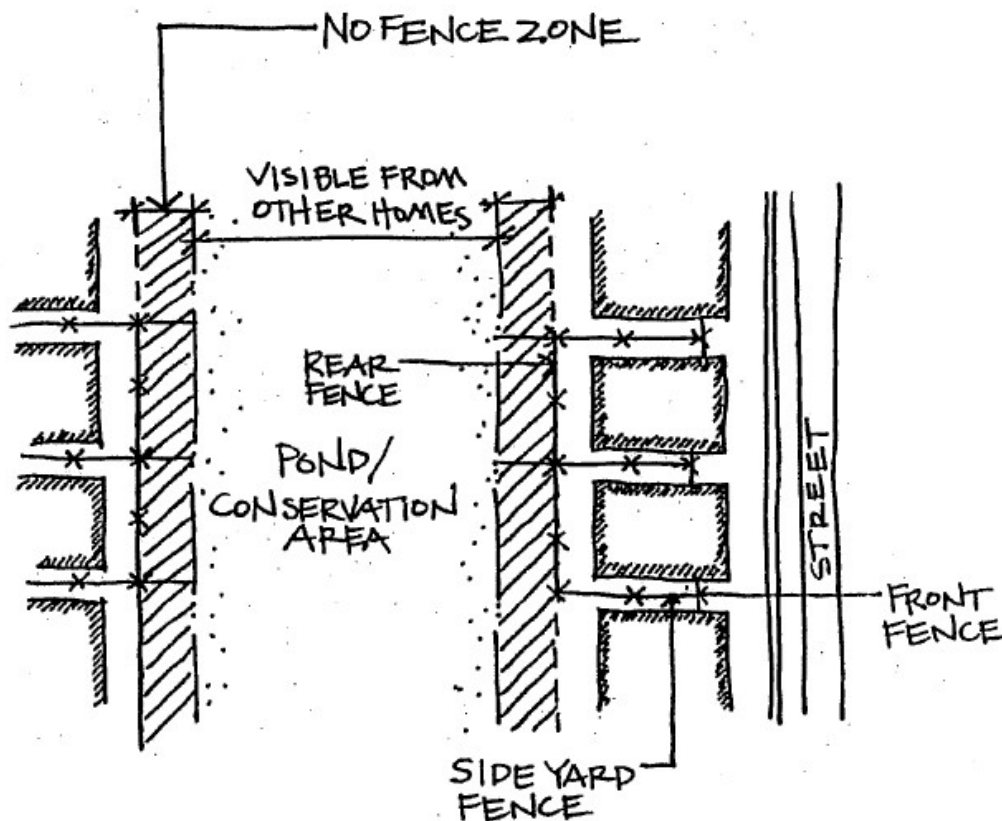
AF-227-2



## FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

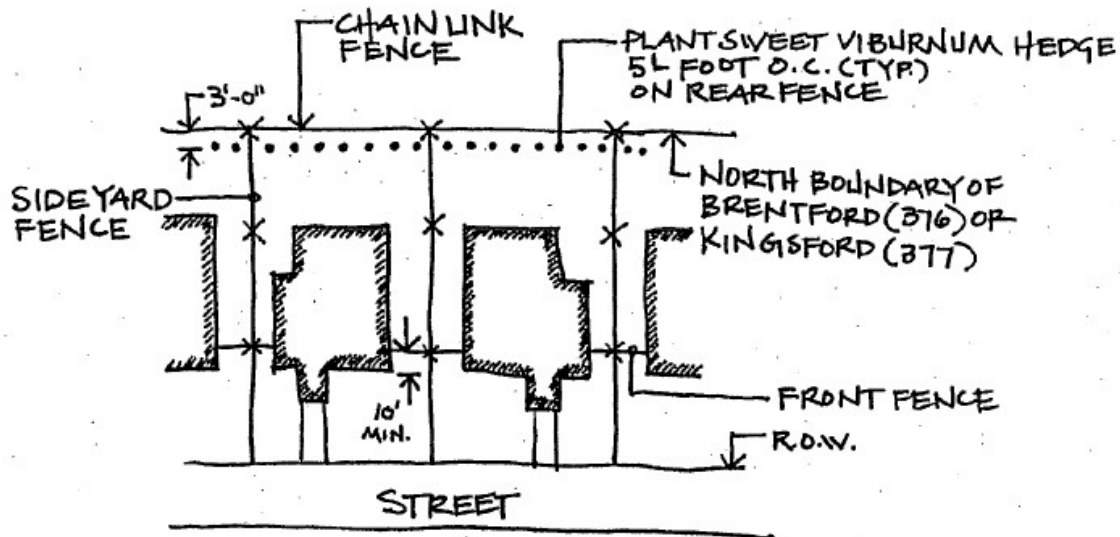


AF-227-3



**FOR ALL FENCES BACKING ON THE NORTH BOUNDARY OF SECTIONS 376 (BRENTFORD) AND 377 (KINGSFORD):**

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5-foot center-to-center across the entire rear fence. Plants shall be 3-foot off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2-feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-227-4

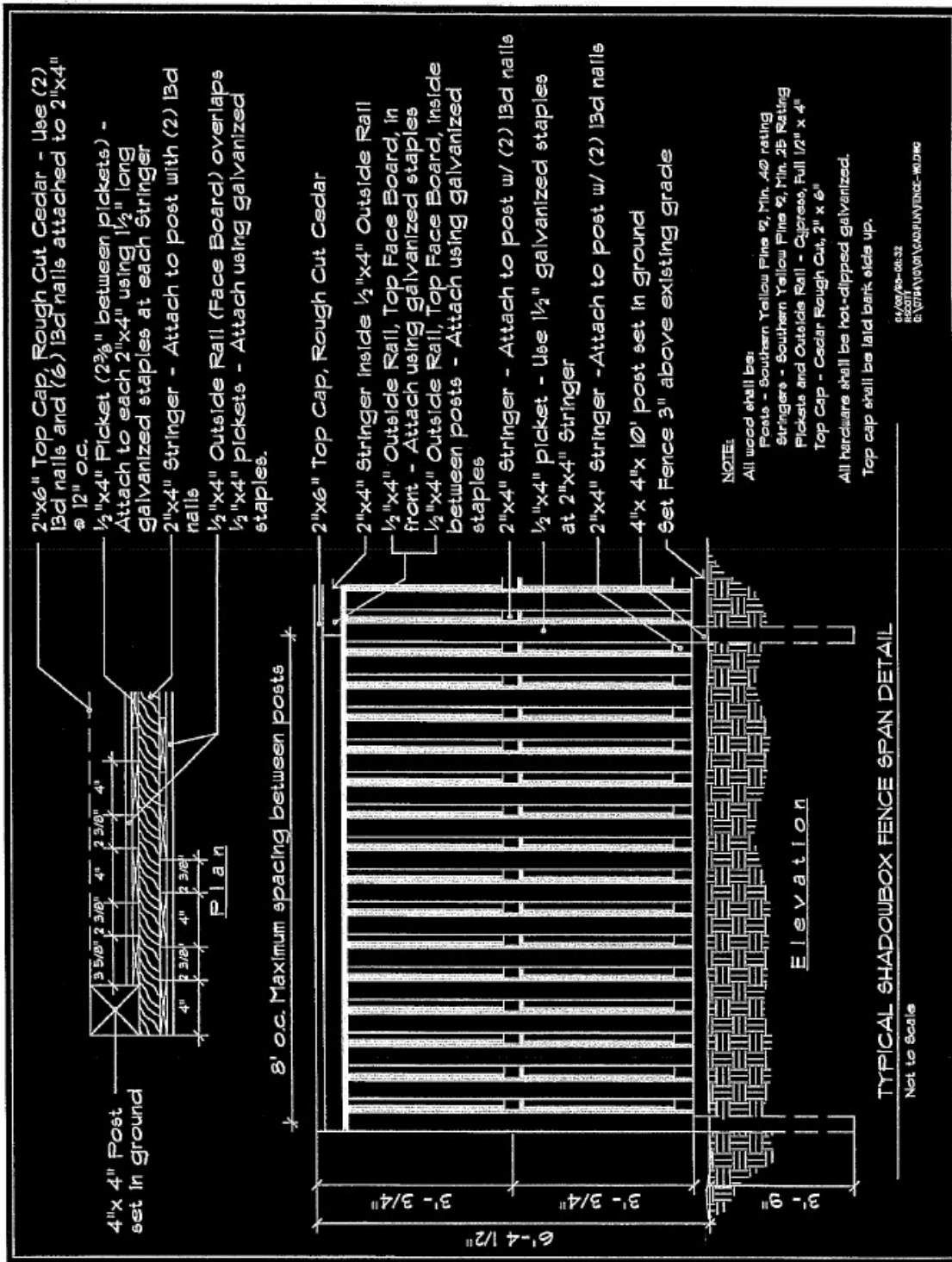


**Board on Board Wood Fencing is allowed as follows:**

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4')
3. Post spacing to be no more than eight feet (8')
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails
5. Pickets to be one-half inch by four or six inch (½" x 4" or 6")

Board on Board Wood Fence Samples:





AF-227-5

**DERBYSHIRE**  
**SECTION 229**

## **DESIGN GUIDELINES**

### **Derbyshire - Section 229**

#### **Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Aluminum roof screen enclosures are discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake – lot screened enclosures must be either “bird cage” or shed roof with wood trim.
2. Facia shall be a minimum of 1” x 6”.
3. Roofs shall be composition or built up. Composition roof shingles if used, should be dimensional fiberglass, fungus resistant (20-year warranty).
4. Chimneys - - must be either stucco or same material as the majority of the home.
5. Some limited areas of stucco brick may be allowed if painted the same color as the remaining stucco.
6. Porch and screen enclosure roofs must have a slope. Zero roof slopes not allowed.
7. All fences must be built in accordance with Appendix AF-229.
8. Minimum gable overhang is 8-inches.





## **DESIGN GUIDELINES**

### **Derbyshire Section 229**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-229-1

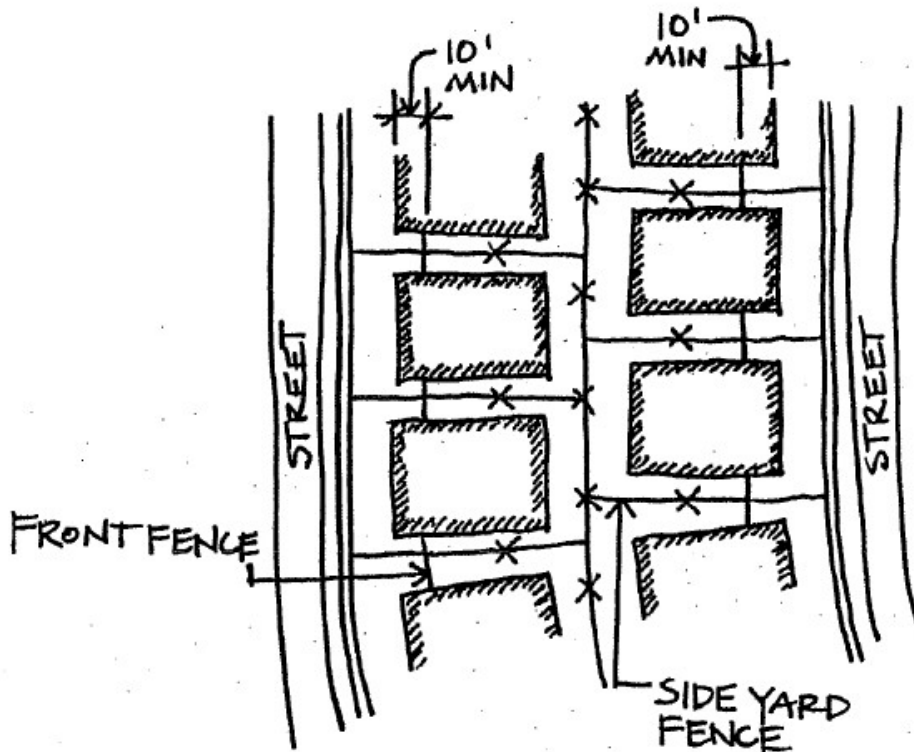


April 8, 1998

## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



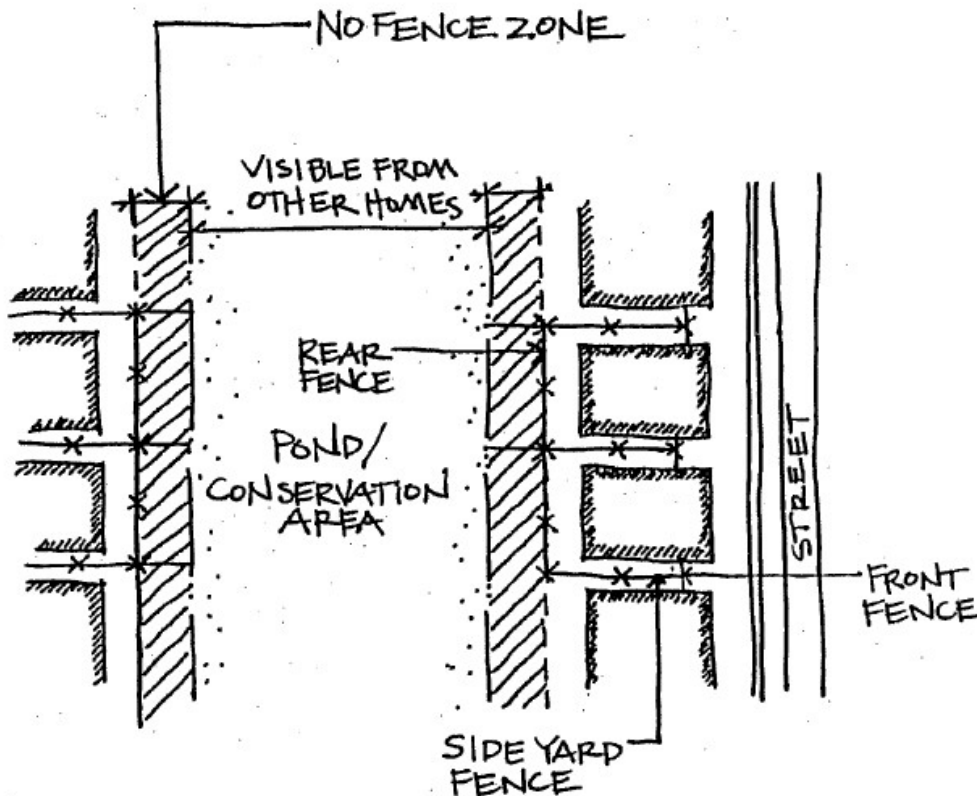
AF-229-2



## FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



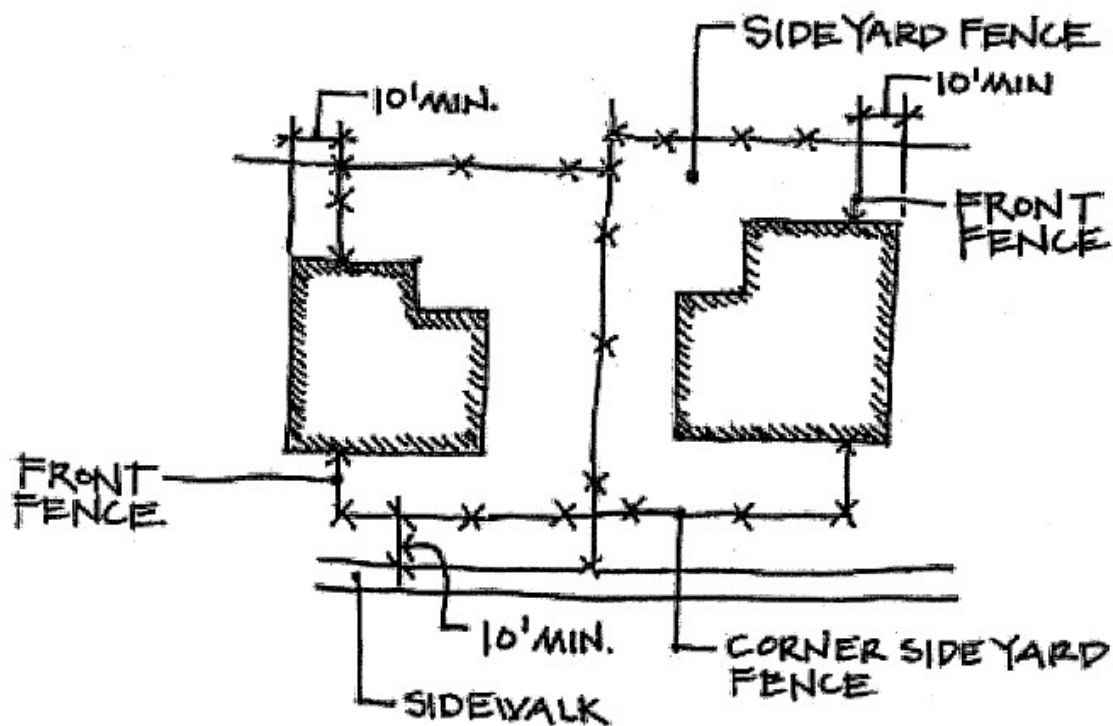
AF-229-3



## FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

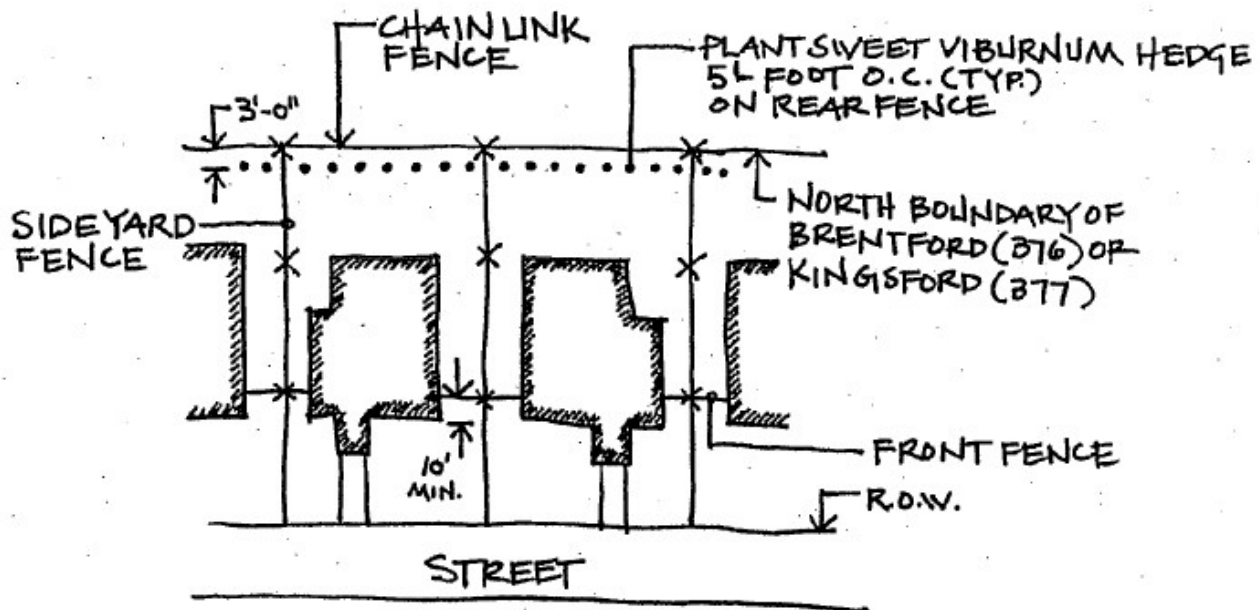
When fences are built:

1. All fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6-feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



**FOR ALL FENCES BACKING ON THE NORTH BOUNDARY OF SECTIONS DERBYSHIRE:**

1. Rear fences on these lots must be 6-foot high board on board or standard shadow box fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. All other fences must be board on board or standard shadowbox wooden fence as detailed in this guideline.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

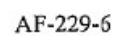


**Board on Board Wood Fencing is allowed as follows:**

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4')
3. Post spacing to be no more than eight feet (8')
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails
5. Pickets to be one-half inch by four or six inch (½" x 4" or 6")

Board on Board Wood Fence Samples:





**THE ENCLAVE**  
**SECTION 211**



**DESIGN GUIDELINES**  
**The Enclave – Section 211**  
**Building**

Guideline not available.



**GLENCLIFF  
SECTION 201**

**DESIGN GUIDELINES**  
**Glenclyff – Section 201**  
**Building**

Guideline not prepared.



## **GLENCLIFF VILLAS APPROVED GUIDELINES**

### **Homes:**

All residential units shall be exterior surfaced-finished with un-scored stucco including walls, columns, porches, areas inside screen enclosures and chimneys. There will be raised horizontal beading/trim on all walls, columns, porches, areas inside screen enclosures and border all windows.

### **Driveways, walkways and sidewalks:**

All residential units shall have standard poured-in-place concrete in sidewalks. Pavers, natural stone or cobblestone may be placed over the sidewalk section of any driveway only if prior written approval is granted from Hillsborough County and copy of said approval is submitted with the driveway modification application.

Driveways and walkways must be constructed of poured-in-place concrete, natural stone, cobblestone, pavers or a combination of these material. Natural concrete color must be used; no added stain or color is allowed. Decorative concrete is not permitted other than that which has been previously installed. Stamped concrete is not allowed.

Painting or staining of driveways, walkways and sidewalks is not allowed. However, a clear sealant in a no-gloss, matte or satin finish shall be permitted with modification approval for driveways and walkways only.

All paver colors, cobblestones and natural stone must be natural, soft muted earth tones and neutral shades consisting of beige, brown, taupe, tan or gray. Any pavers, cobblestone or natural stone added to a lot must match existing pavers, cobblestone or natural stone. No asphalt, shell, mulch or stone driveway, sidewalk or walkway is permitted.

### **Exterior painting of homes:**

All homes shall be painted in a uniform color scheme, at such times determined in accordance with a painting schedule approved from time to time by the Voting Member for Glenclyff, and a majority of the members of a Painting Committee appointed by the Voting Member. The paint color for the body of all exterior surfaces, other than the trim, is Sherwin Williams Paint color SW 6077 (Everyday White). This color must be used on all exterior areas including walls (including those areas within screen enclosures), chimneys, garage doors, any other exterior portions of the homes which are painted, except for the front door which is the owner's responsibility, and the following trim areas which must be painted with the Sherwin Williams color SW 6080 (Utterly Beige): fascia boards, and stucco banding around the homes currently painted with a different color than the body of the home."

### **Windows and Sidelights**

All windows and sidelights must be retained to the current shape. This includes bay windows, existing stained glass, etched glass and glass blocks. Replacement sidelights must complement the style and design of the front entry door or other clear, fixed pane or mullion or sash windows

throughout the house. Glass block is permitted. Stained glass is not permitted, other than that which has previously been installed.

#### Garage Doors

Garage doors must be four tiered, horizontal sections, steel construction and overhead-acting. Doors must meet or exceed Hillsborough County wind code building standards for garage doors in the year in which the replacement takes place. The top section, at the owner's discretion and building codes allowable, may be enhanced with clear, untinted window panes in squares, arches, or sunburst configuration. The door sections must have a rectangular, raised panel (approximately 18 inches high x 24 inches wide) appearance without overlays and without any other ornamentation or decorative metal work. Doors must match the body color of the house. Exterior manual door handles and decorative hinges are discouraged, but if they exist, they may not be a contrasting color but must also be painted to match the body color of the house. Garage doors with visible damage must be repaired and/or repainted within a fortnight, unless catastrophic conditions preclude meeting the time constraints.

#### Garage or Utility Side Doors

Side doors must be of steel or wood construction, raised or inset panel appearance, with or without overlays and of traditional or modern design. The doors must be architecturally consistent with similar doors in the neighborhood and painted the body color of the house. If Hillsborough County Code permits, the top half of the door may be solid or contain a window with clear, untinted pane(s). Window sashes, which allow a portion of the window to be raised or lowered, are permitted.

#### Front entry house doors

Front entry house doors must be of steel or wood construction and traditional design compatible with the house style. Allowable design elements are: raised or inset panels; overlays of the same material and color as the door, glass (beveled, leaded, frosted, and etched), doorknockers and kick plates. Metal kick plates and doorknockers must be brushed or polished brass, or nickel. The following list is not exhaustively inclusive, but contains examples of elements which are not permitted: Dutch doors, hacienda doors, large decorative rivets, medieval style metal fittings, ornamental black metal reinforcements, and stained glass. Entry doors, stain, paint, and design elements must be kept in good condition. Screen/storm doors, with or without glass panels, are not permitted.

#### Transoms

Replacement transoms above front entry doors should complement or duplicate the style and design of the front entry door. Subject to wind and building codes, replacement transoms shall be of etched, beveled, frosted, leaded, or unadorned clear glass. Glass block is permitted. Stained glass is not permitted.

### Roof:

Roofs or replacement roofing shall either be constructed of:

- (a) Cement barrel tile 15.5 inches long by 10 inches wide, with the natural unfinished concrete color; or
- (b) As an alternative to cement barrel tile, roofs may be re-roofed with architectural shingle roofing, but only the following types and colors of shingles may be used:
  - (1) Timberline Ultra High Definition Shingles manufactured by GAF, in any of the following colors currently available in the Westchase market; Weathered Wood, Barkwood, Slate, Charcoal, and Shakewood. If additional colors are added or substituted by GAF in the future, and the Modifications Committee for Westchase Community Association (WCA) determines that these are compatible with the other colors listed above and with Westchase guidelines, then these may be added to the approved colors.
  - (2) An architectural shingle of another manufacturer may be used, but only if the shingles are determined by the Modifications Committee for WCA to be indistinguishable, in terms of their exterior appearance, from the colors and designs of the approved shingles set forth above.

### Exterior Light on House

Next to the garage door each residential unit will have one exterior lamp of a style similar to that which was originally installed. This lamp may be gas or electric and must be on from dusk to dawn.

### Mailboxes

Mailboxes shall be uniform in shape, style and color throughout the neighborhood. Mailboxes shall be black metal mounted on a single black metal post. One or two mailboxes will be mounted on each post. The house address shall be posted in gold lettering on a plaque below each mailbox. The mailboxes shall have working flags consistent with the requirements of the US Postal Service. Replacements of mailboxes or posts shall be purchased through the company of record at the Westchase Community Association manager's office.

### Turf Grasses

All turf grasses shall consist of any variety of St. Augustine sod and/or Bermuda grass. Bahia grass shall be permitted ONLY in the rear yard of homes.

**GLENFIELD**  
**SECTION 115**

## DESIGN GUIDELINES

### Glenfield – Section 115 Building

APPROVED 10/9/2007 Glenfield Village Front Screen/Storm Doors Guideline

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#### Front Screen/Storm Door (Glenfield Village *exclusively*)

Various designs, materials, sizes, and manufacturer's colors of Screen or Storm doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16 — 24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may not be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens, which are mounted around exterior front doors, are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door Sample color must be submitted with all screen/storm door modification requests.
9. Screen door frames must match the current color of the homes front door. If the front door color changes in the life of the screen door the frame must comply to color change.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors.



Language not included in the guideline but for discussion/comment only:

Re: #7- By only allowing doors to be mounted to front door frame this eliminates the front door section of the patio from being considered in this guideline

Screened patios are only permitted in the back yards of Westchase, per CCR's

Re:8 – manufacturer color samples are typically 4-5 colors of choice and normally consist of white, black, earth tones & a variety of blue tones.

Re: 10- these types of doors are capable of being propped open outwards and should not be left that way for long periods of time for esthetics.

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**GREENCREST**  
**SECTION 303**

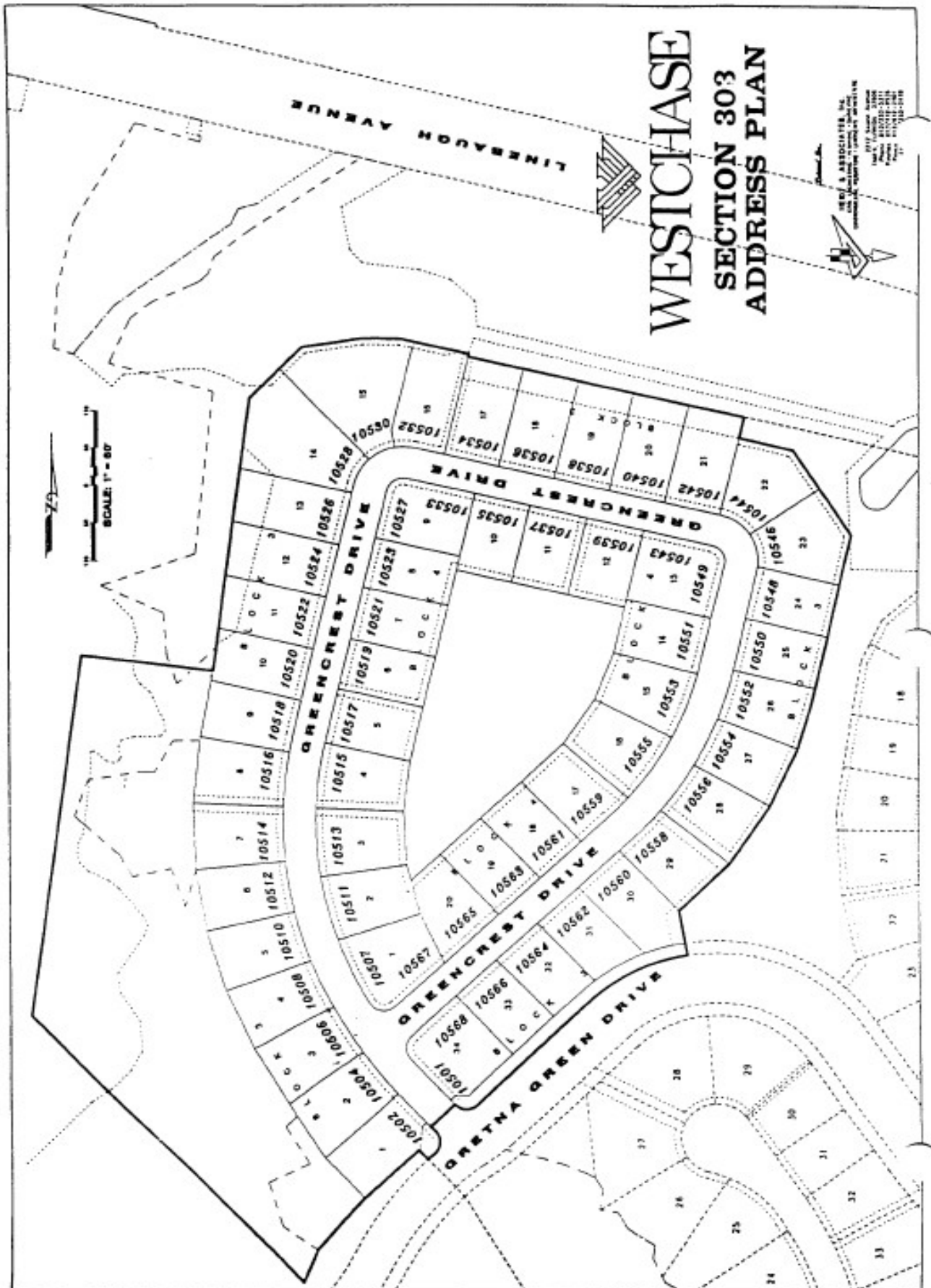
**SECTION GUIDELINES**  
**GreenCrest - Section 303**

- 1. Address Plan**
- 2. Building Guidelines ..... AB**
- 3. Fence Guidelines ..... AF**
- 4. Landscape Guidelines ..... AL**

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September 17, 1998





**DESIGN GUIDELINES**  
**GreenCrest - Section 303**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A-Mailboxes
4. Roof requirement is 5.9/12 (or greater).
5. Minimum roof overhang is 16 inches. Minimum gable overhang is 6 inches.
6. Minimum fascia board must be 1"x 8". Wider fascia are encouraged.
7. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (30 year warranty). Roof colors must be dark in nature. No white shingles will be approved.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents must be painted a color similar to the shingle color.
13. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
14. Any garages with side service door must have a screening wall or hedge.
15. All fences must be built in accordance with Appendix AF-303.

16. Criteria for repeating plans:

- \$ Same elevation same or opposite side of street, six (6) full lots must be skipped before repeating the same elevation.
- \$ No more than five (5) of one elevation can be built in Section 302. After five (5) of one elevation are built in Section 302, that elevation may not be used again in Section 302.



## **DESIGN GUIDELINES**

### **GreenCrest- Section 303**

#### **Fences**

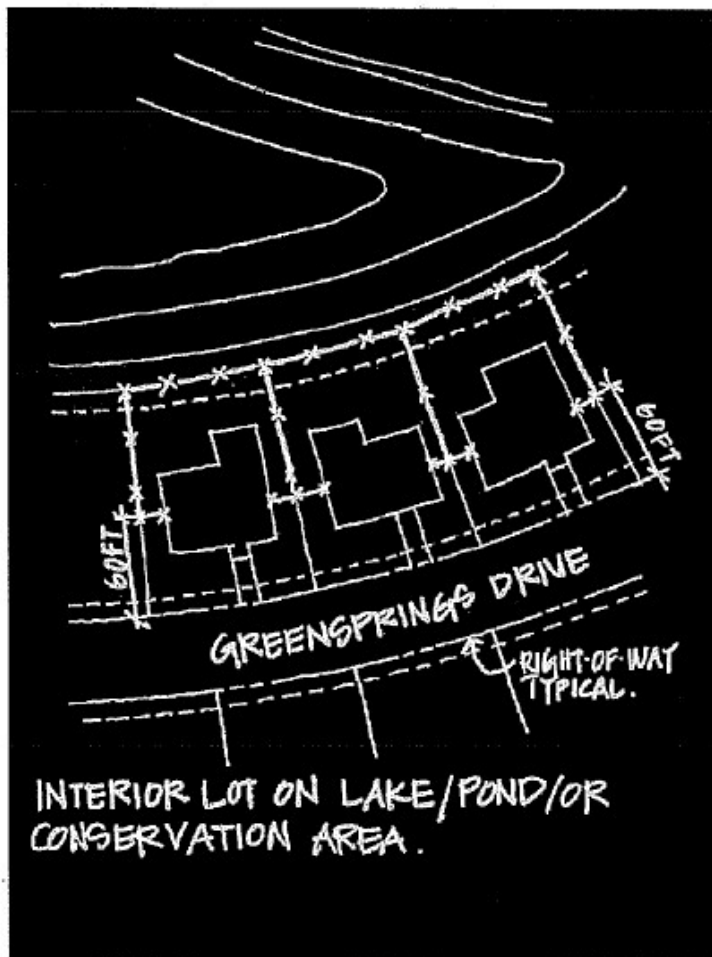
**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.



## FOR FENCES ON INTERIOR LOTS ON LAKES, PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in *A fences on a slope®* in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than  
60 – feet from the front lot line. The front lot line is generally the closest edge of the public  
sidewalk to the house.

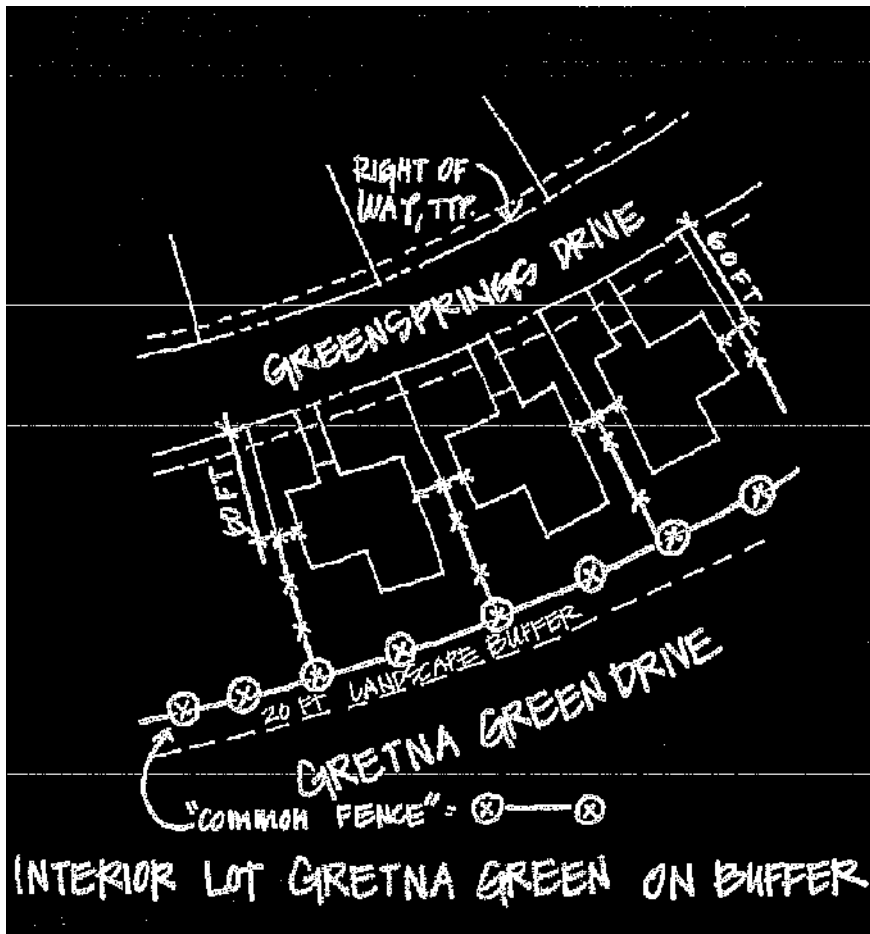




## FOR FENCES ON INTERIOR LOTS ON THE GRETNA GREEN BUFFER:

When fences are built:

1. All fences must be the A5' Metal Fence@ as detailed in this guideline.
2. The rear fence on most of these lots has been installed by the developer and has been maintained as installed by each homeowner.
3. Side fences are generally set on the side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope@ in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 - feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



June 10, 1999

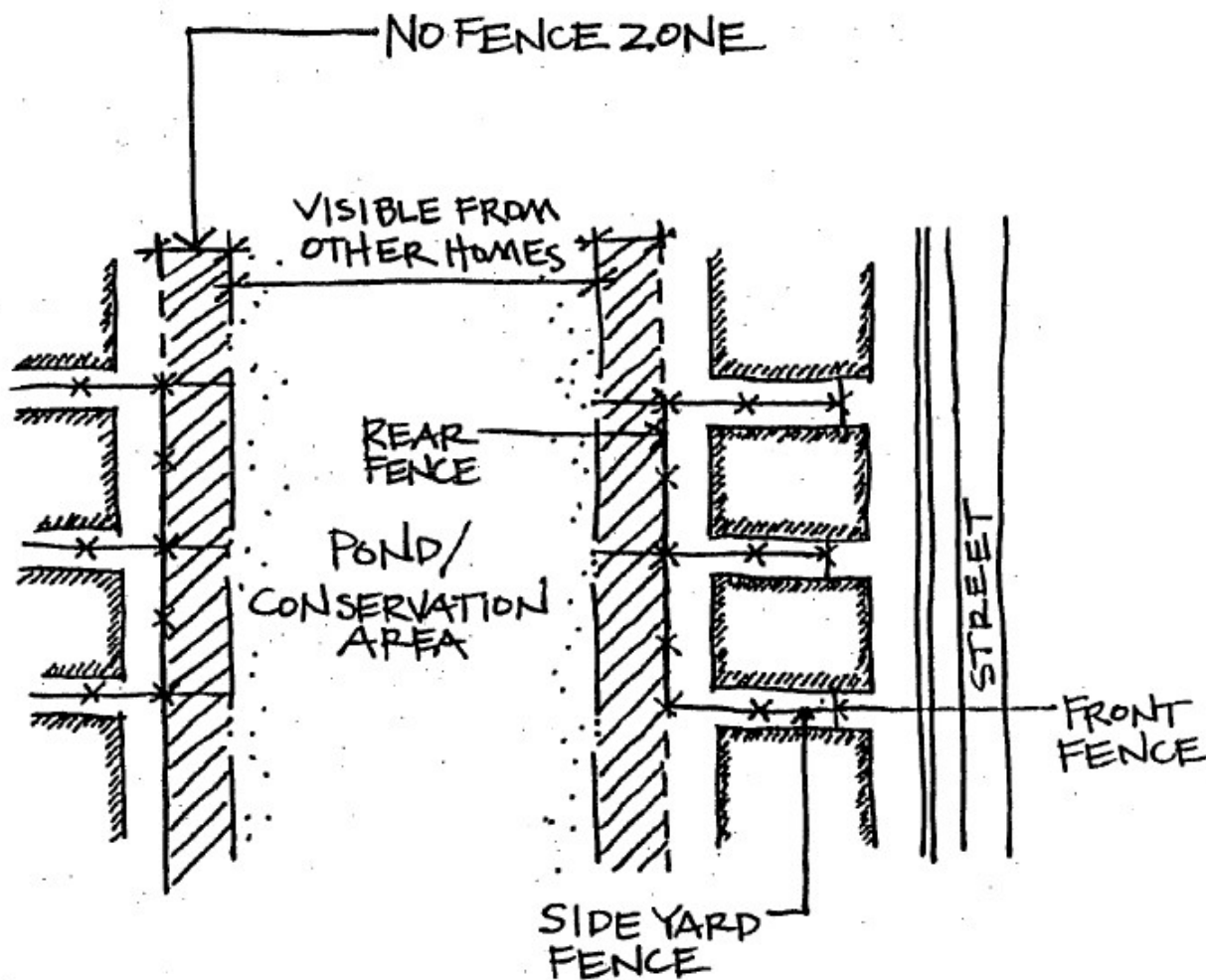
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AF-303-3

**FOR ALL FENCES ON INTERIOR LOTS ON UPLAND CONSERVATION AREAS  
WHERE THE LOT LINES EXTEND INTO SAID AREA:**

When fences are built:

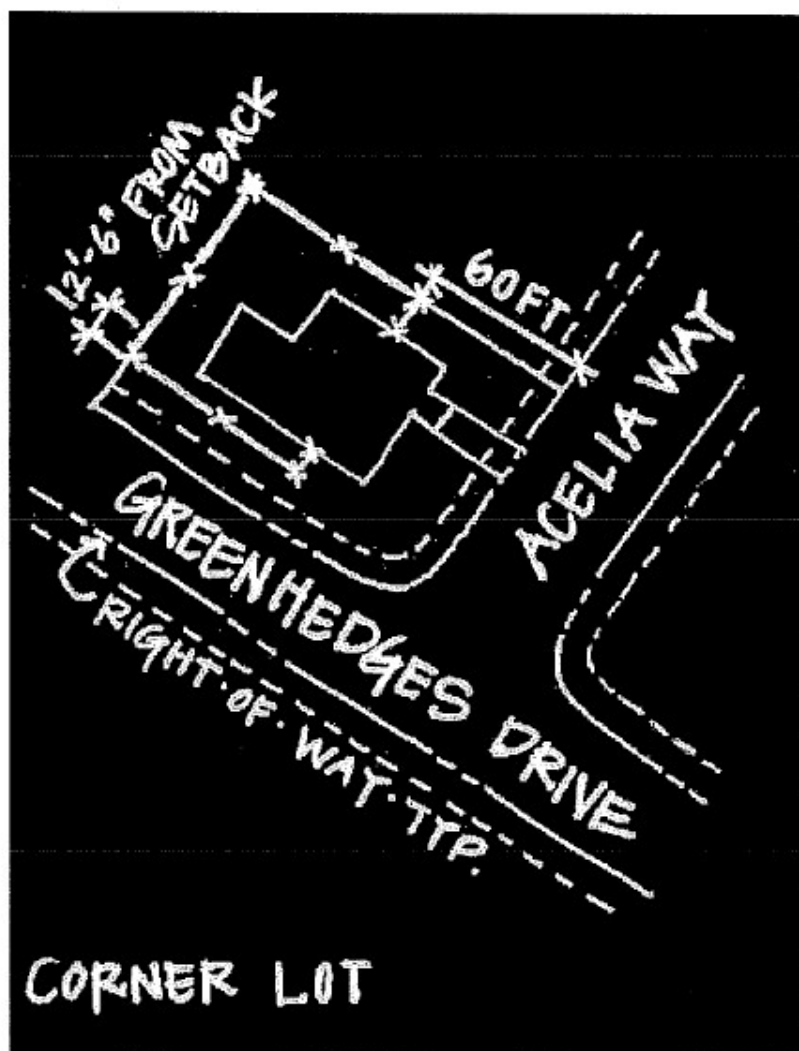
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.



## FOR FENCES ON CORNER LOTS:

When fences are built:

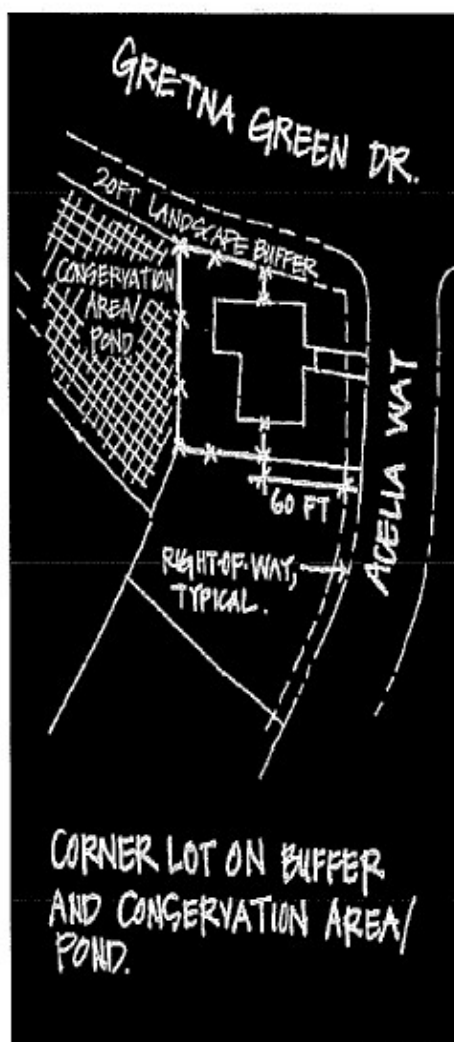
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.



## FOR FENCES ON CORNER LOTS SIDING ON THE GREEN BUFFER:

When fences are built:

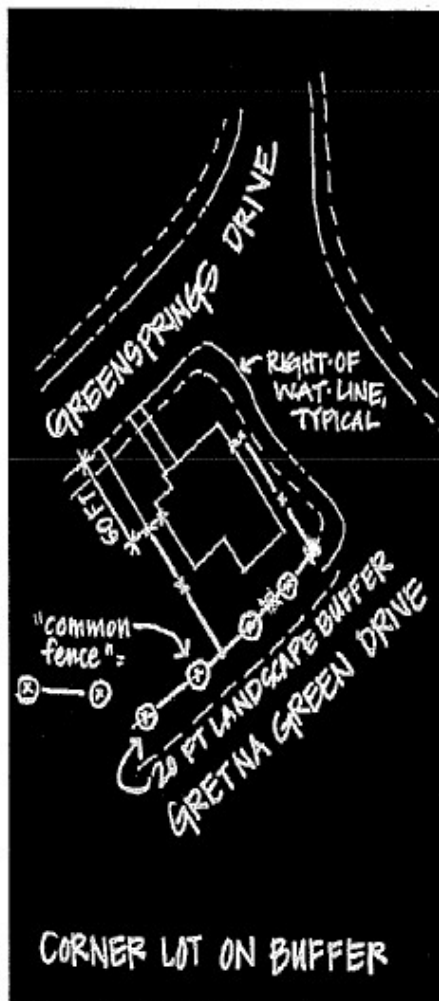
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



## FOR FENCES ON CORNER LOTS SIDING ON THE GREEN BUFFER:

When fences are built:

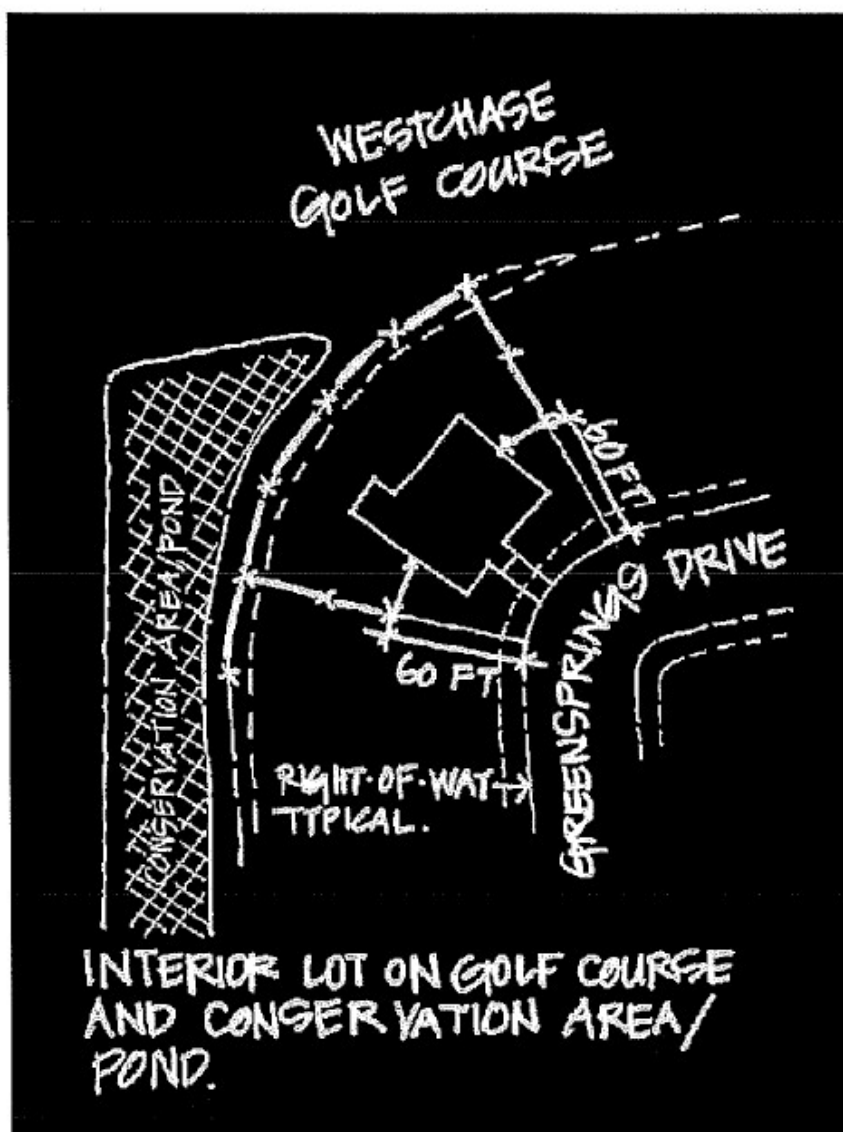
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fence on most of these lots has been installed by the developer and has been maintained as installed by each homeowner.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.

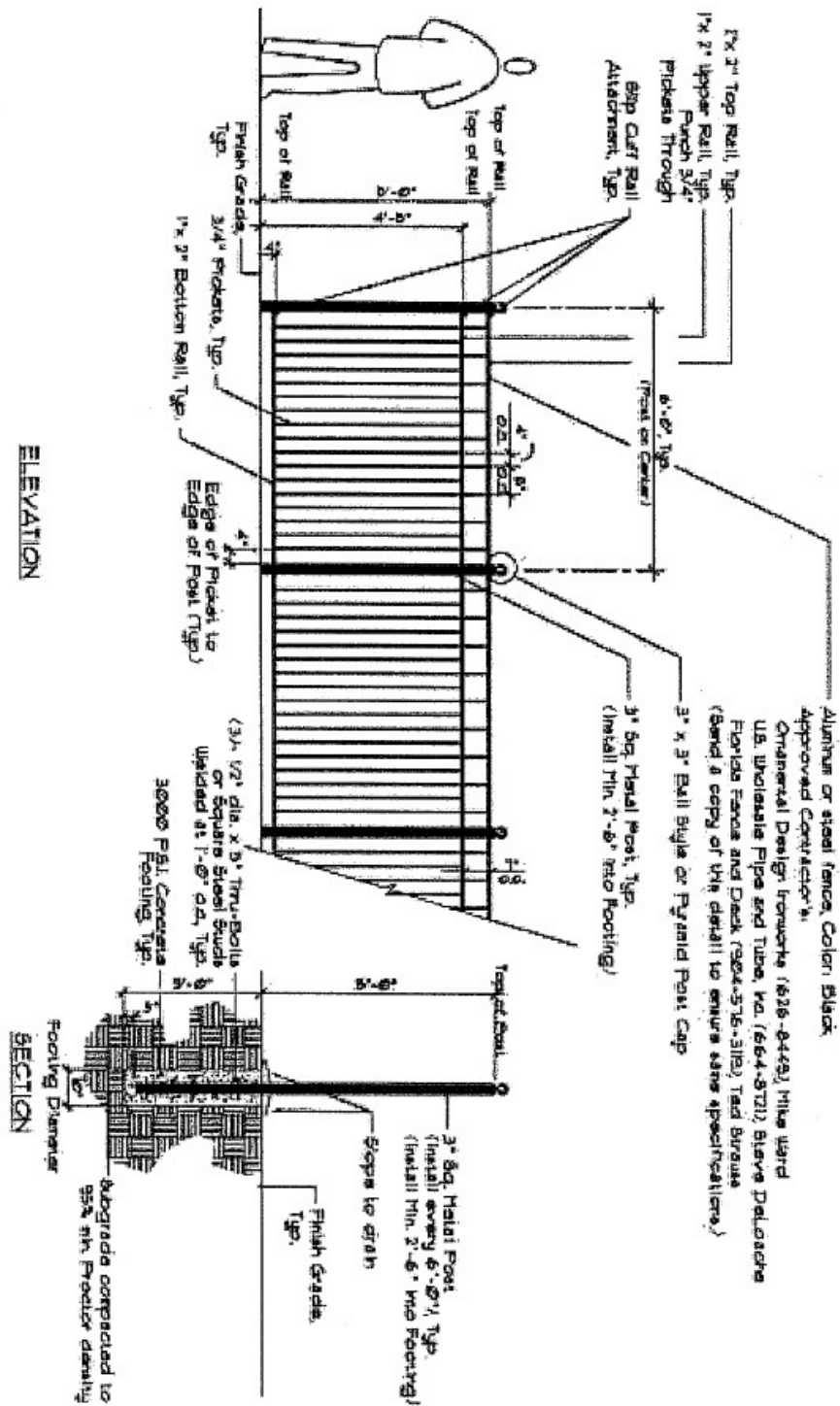


## FOR ALL FENCES ON GOLF COURSE AND CONSERVATION AREA:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these Guidelines.





**6' METAL FENCE - ELEVATION AND SECTION**



## **GREENHEDGES**

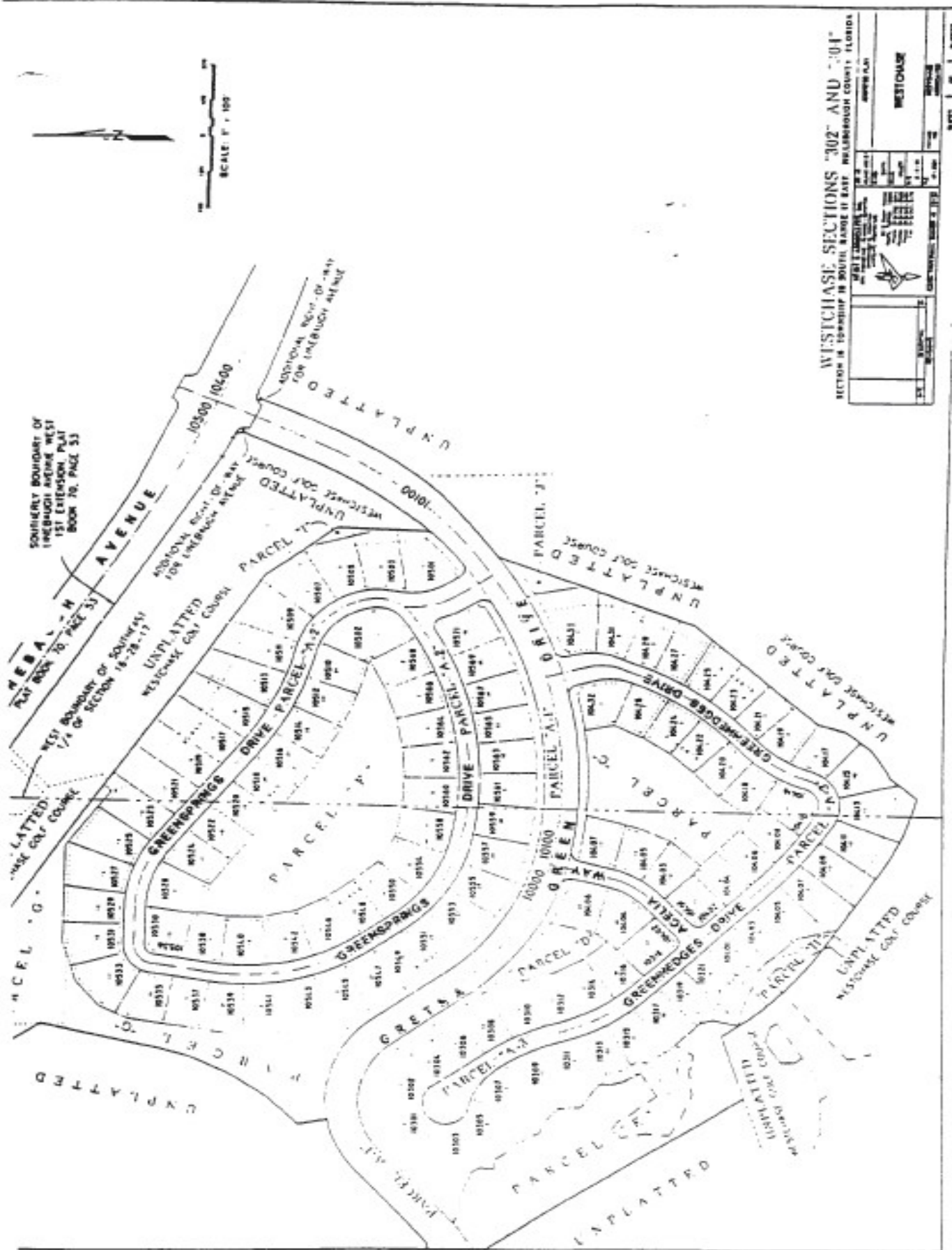
### **SECTION 304**

**SECTION GUIDELINES**  
**GreenHedges – Section 304**

- 1. Address Plan**
- 2. Building Guidelines.....AB**
- 3. Fence Guidelines.....AF**
- 4. Landscape Guidelines .....AL**

July 15, 1998





**DESIGN GUIDELINES**  
**GreenHedges - Section 304**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A-Mailboxes
4. Roof requirement is 5.9/12 (or greater).
5. Minimum roof overhang is 16 inches. Minimum gable overhang is 6 inches .
6. Minimum fascia board must by 1"x 8". Wider fascia are encouraged.
7. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (30 year warranty). Roof colors must be dark in nature. No white shingles will be approved.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents must be painted a color similar to the shingle color.
13. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
14. Any garages with side service door must have a screening wall or hedge.
15. All fences must be built in accordance with Appendix AF-304.



16. Criteria for repeating plans:

- § Same elevation same or opposite side of street, six (6) full lots must be skipped before repeating the same elevation.
- § No more than five (5) of one elevation can be built in Section 302. After five (5) of one elevation are built in Section 302, that elevation may not be used again in Section 302.



**DESIGN GUIDELINES**  
**GreenHedges Section 304**  
**Fences**

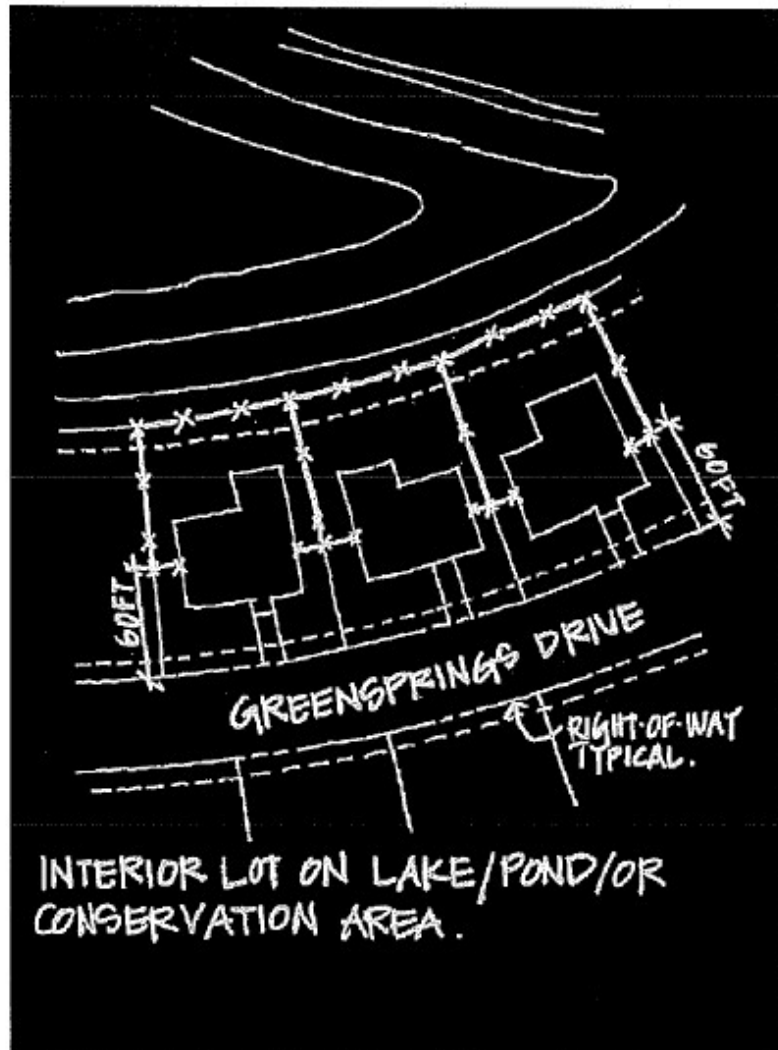
INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modification Committee.



## FOR FENCES ON INTERIOR LOTS ON LAKES, PONDS OR CONSERVATION AREAS:

When fences are built:

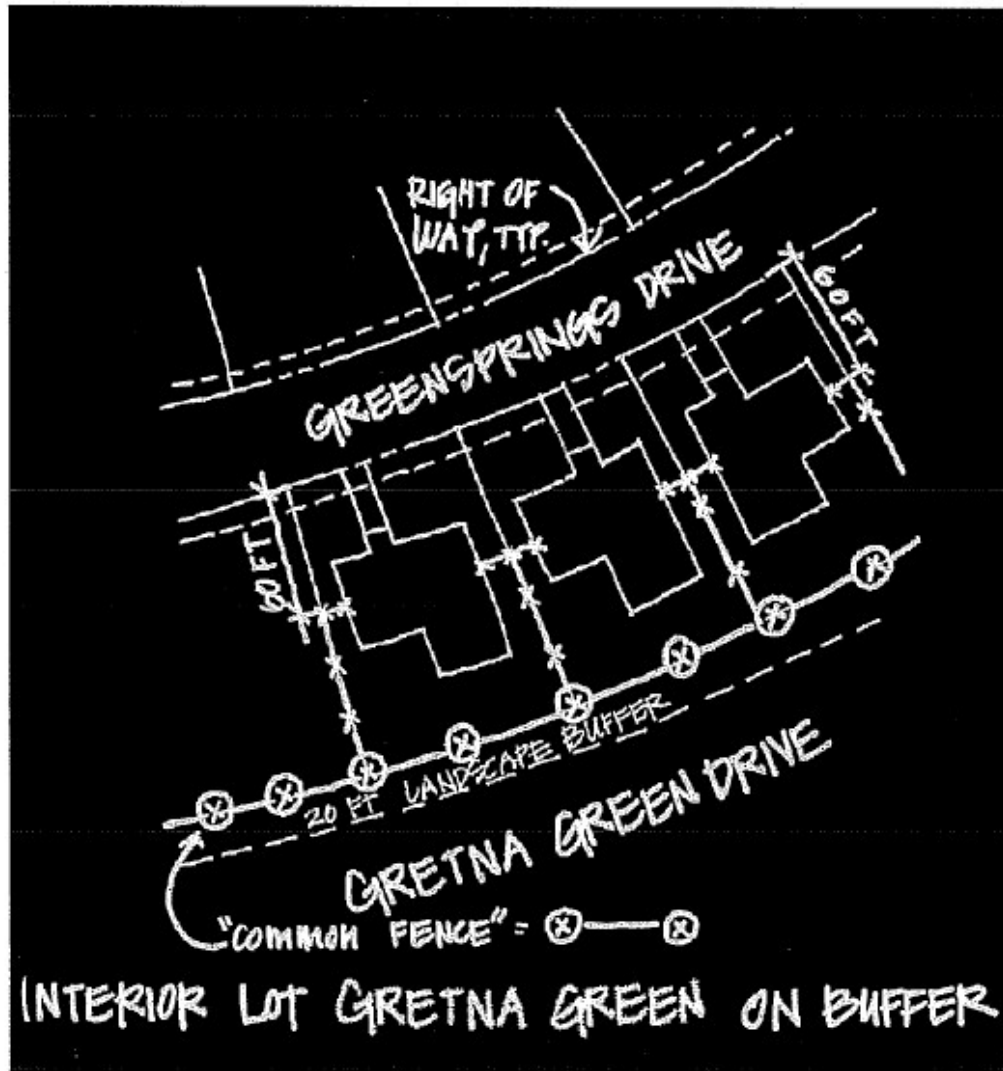
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in A fences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 – feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



## FOR FENCES ON INTERIOR LOTS ON THE GRETNA GREEN BUFFER:

When fences are built:

1. All fences must be the A5' Metal Fence@ as detailed in this guideline.
2. The rear fence on most of these lots has been installed by the developer and has been maintained as installed by each homeowner.
3. Side fences are generally set on the side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope@ in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 - feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.

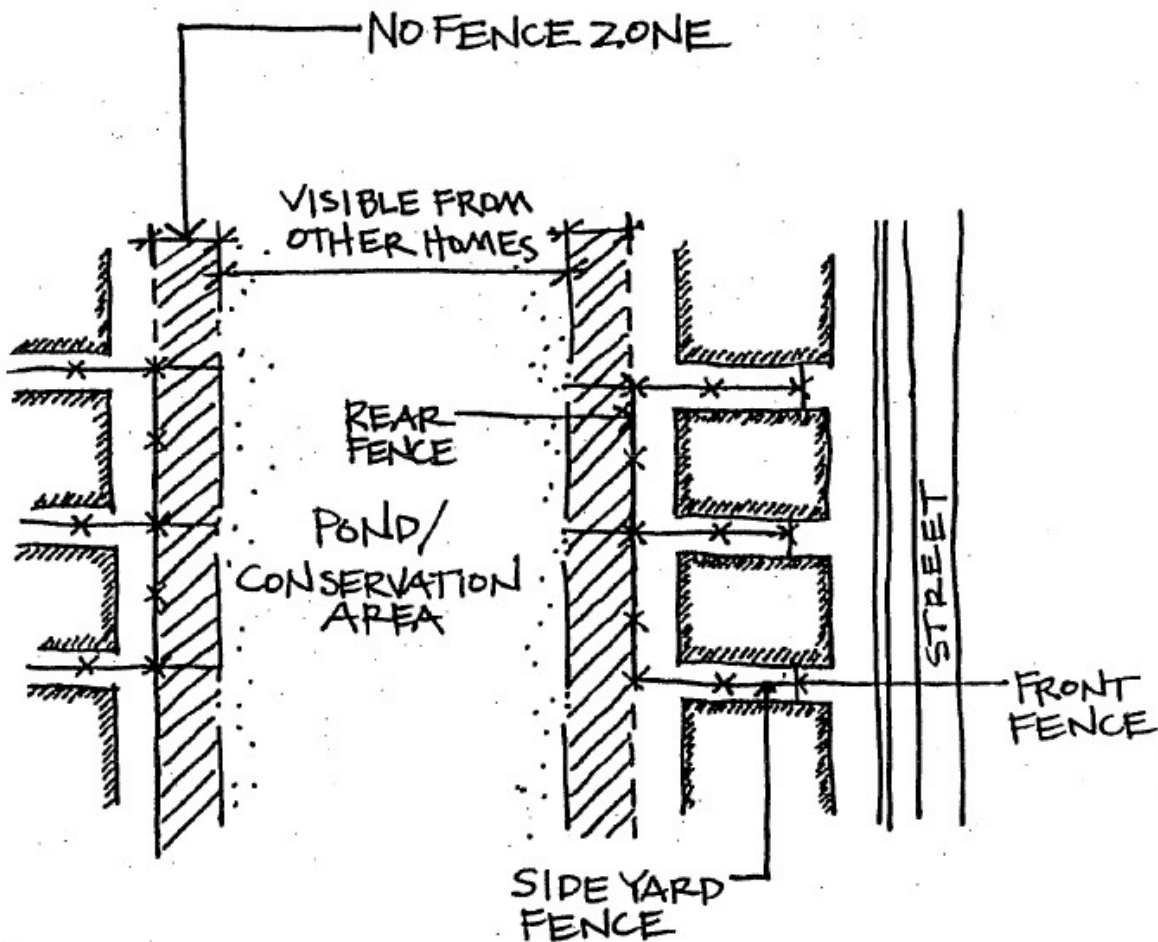




**FOR ALL FENCES ON INTERIOR LOTS ON UPLAND CONSERVATION AREAS  
WHERE THE LOT LINES EXTEND INTO SAID AREA:**

When fences are built:

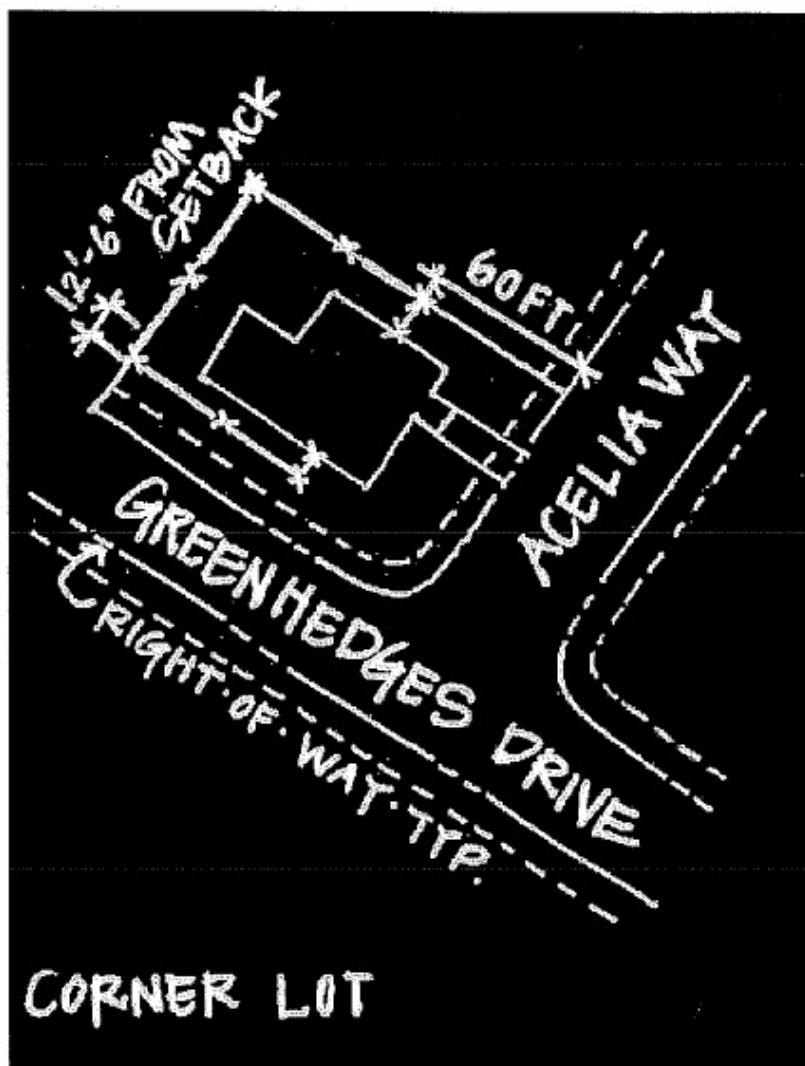
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.



## FOR FENCES ON CORNER LOTS:

When fences are built:

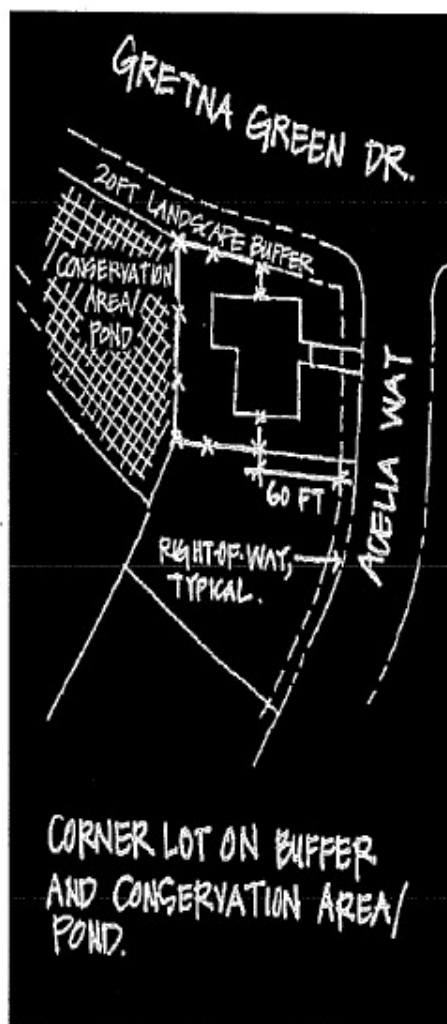
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.



## FOR FENCES ON CORNER LOTS SIDING ON THE GREEN BUFFER:

When fences are built:

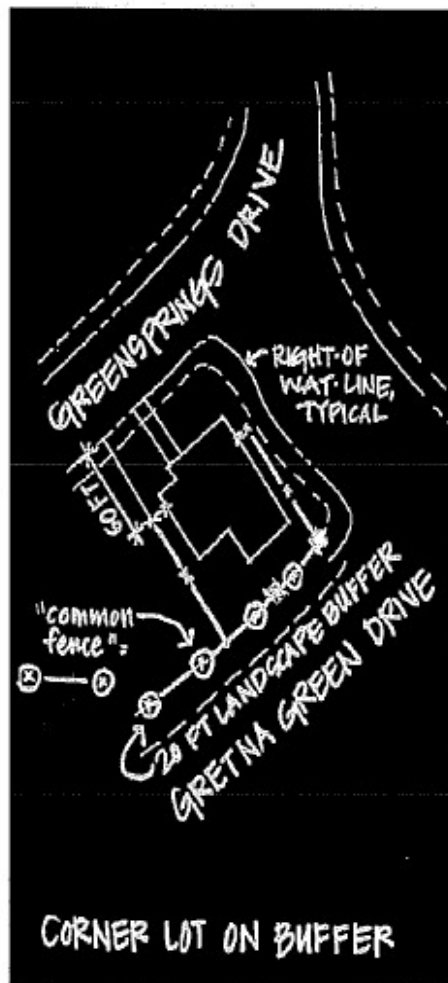
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



## FOR FENCES ON CORNER LOTS BACKING ON THE GRETNA GREEN BUFFER:

When fences are built:

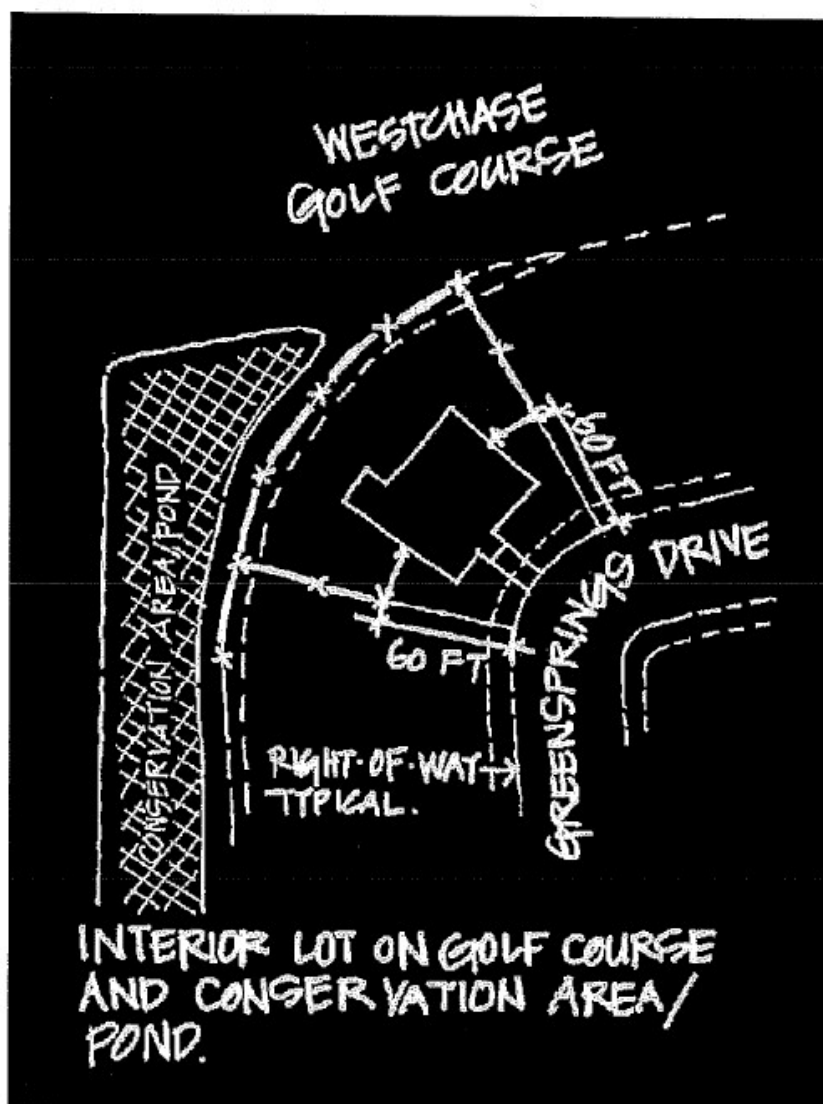
1. All fences must be the A5' Metal Fence@ as detailed in this guideline.
2. The rear fence on most of these lots has been installed by the developer and has been maintained as installed by each homeowner.
3. Side fences are generally set on the side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 - feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 feet.

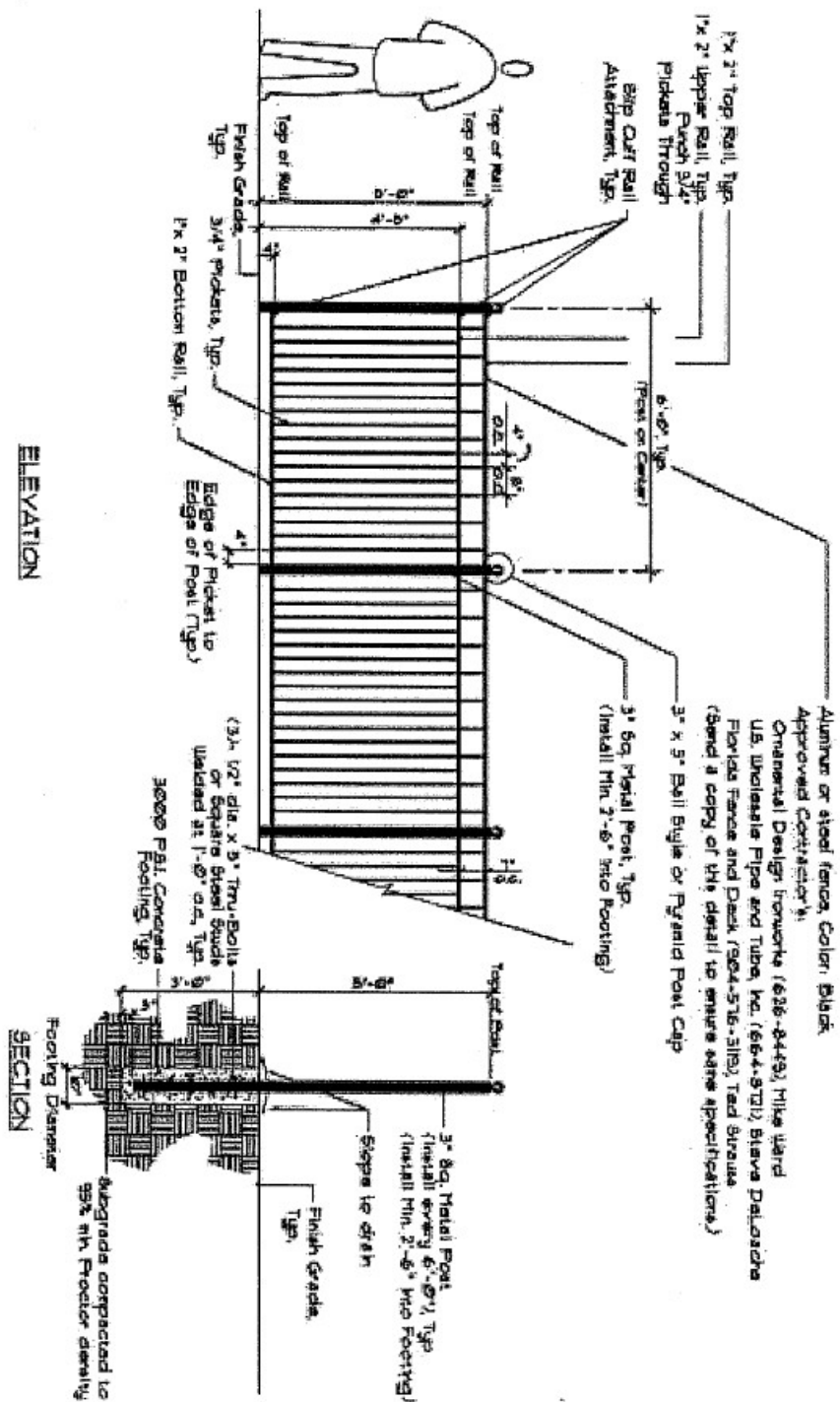


## FOR ALL FENCES ON GOLF COURSE AND CONSERVATION AREA:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these Guidelines.





## 5' METAL FENCE - ELEVATION AND SECTION

NOT TO SCALE



June 10, 1999

AF-304-9

**DESIGN GUIDELINES**  
**Green Hedges - Section 304**  
**Landscape**

The following list summarizes those design elements which the NC requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot = 7.
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = 1.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **5**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

**TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in List 1:

(2) ~ 15 gal trees	=	1 Major Tree List credit
(1) ~ 30 gal tree	=	1 Major Tree List credit
(1) ~ 65 gal tree	=	2 Major Tree List credits
(1) ~ 100 gal tree	=	3 Major Tree List credits
(3) ~ 8'-12' Sabal Palms	=	1 Major Tree List credit



## GreenHedges - Section 304 Landscape

**Each tree equals 1 Tree Credit unless otherwise noted.**

COMMON NAME	SCIENTIFIC NAME	SIZE
BALD CYPRESS		30 gal, 10'-12' ht, 4'-5' spr, 2"-3"
DAHOON HOLLY	Taxodium distichum	cal 30 gal, 8'-10' ht, 4'-5' spr, 2"-
EAST PALATKA HOLLY	Llex cassine	22" cal 30 gal, 9'-11' ht, 4'-5' spr,
LIVE OAK	Llex x attenuata	2"-22" cal 30 gal, 10'-12' ht, 4'-5'
LIVE OAK = 2 Tree Credits	Quercus virginiana	spr, 2"-22" cal 65 gal, 12'-14' ht,
	Quercus virginiana	6'-8' spr, 3"-3 2" cal 100 gal, 14'-
LIVE OAK = 3 Tree Credits	Quercus virginiana	16' ht, 8'-10' spr, 4"-5" cal 30 gal,
RED MAPLE	Acer rubrum	10'-12' ht, 4'-5' spr, 2"-22" cal 8'-
SABAL PALM = a Tree Credit	Sabal palmetto	12' ct, booted, 8" cal. min
SHUMARD OAK	Quercus shumardii	30 gal, 10'-12' ht, 4'-5' spr, 2"-
SLASH PINE = 2 Tree Credit	Pinus elliottii	22" cal 15 gal, 7'-9' ht, 3'-4' spr,
	Pinus elliottii	1"-1 2 " cal 30 gal, 10'-12' ht, 4'-
SLASH PINE	Magnolia	5' spr, 2"-2 2 " cal 30 gal, 8'-10'
SWEETBAY MAGNOLIA	virginiana	ht, 4'-5' spr, 2"-3" cal

NOTE: See "Tree Substitutions" for tabulating number of "tree credits" based upon size of tree used.





**GreenHedges - Section 304**  
**Landscape**

**LIST 2 - MINOR ACCENT TREES / SHRUBS**

<b>COMMON NAME</b>	<b>SCIENTIFIC</b>	<b>SIZE</b>
CRINUM	Crinum spp.	10 gal, 30" ht. x 30" spr., specimen
KING SAGO	Cycas revoluta	10 gal, 25" ht. x 25" spr., specimen
NATCHEZ CREPT MYRTLE canes min	Lagerstroemia indica 'Natchez'	30 gal, 8'-10' ht., 4'-6' spr., 3-5 w/1"-12" cal ea
NELLIE STEVEN'S HOLLY full	Ilex 'Nellie R. Stevens'	30 gal, 7'-9' ht., 4'-6' spr., multi-trunk,
TREE LIGUSTRUM	Ligustrum lucidum	30 gal, 6'-8' ht., 4'-6' spr., 3-5 canes min w/1"-12" cal ea



## GreenHedges - Section 304 Landscape

### LIST 3 - MEDIUM TO TALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AZALEA - DUC DE ROHAN	Rhododendron 'Due de Rohan	3 gal, 16" ht
BEAUTY BERRY	Callicarpa americana	3 gal, 24" spr
BLACKHAW VIBURNUM	Viburnum obovatum	3 gal, 30" spr x 24" ht
BURFORD HOLLY	Llex cornuta 'Dwarf Burford'	3 gal, 16" spr x 12" ht
FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24" ht
FETTERBUSH	Lyonia lucida	3 gal
FIREBUSH	Hamelia patens	3 gal, 24" spr x 24" ht
GALLBERRY	Llex glabra	3 gal
PHILODENDRON	Philodendron selloum	3 gal, 30" spr x 20" ht
PINAPPLE GUAVA	Feijoa sellowiana	3 gal, 22" ht
SAW PALMETTO	Screnoa repens	1 gal, 10" spr x 10" ht
SIMPSON'S STOPPER	Myrcianthes fragrans	3 gal, 24" spr x 24" ht
THRYALLIS	Galphimia glauca	3 gal, 20" spr x 18" ht
VIBURNUM SUSPENSUM	Sandankwa viburnum	3 gal, 22" ht
WAX JASMINE	Jasminum volubile	3 gal, 28" spr x 16" ht
YELLOW ANISE	Lllicium parviflora	3 gal, 20" spr x 30" ht



**GreenHedges - Section 304**  
**Landscape**

**LIST 4 - SMALL SHRUBS / GRASSES**

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>SIZE</b>
AFRICAN IRIS	<i>Dietes vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamia purmilla</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Ilex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
EVERGREEN GIANT LIRIOPE bibs, full		<i>Liriope muscari</i> 1 gal, 3-5
INDIAN HAWTHORN	<i>Raphiolepis india</i>	3 gal, 18" ht x 18" spr, full
MUHLI GRASS	<i>Muhlenbergia capilaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus shinensis</i> 'parsonii'	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full



July 15, 1998

AL-304-5

**GreenHedges - Section 304**  
**Landscape**

**LIST 5 - GROUNDCOVERS / VINES, ETC.**

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>SIZE</b>
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr,
CINNAMON FERN	Osmunda cinnamonea	full 1 gal, 3" ht, full
CORAL	Lonicera sempervirens	1 gal, 12" ht x 18" spr,
HONEYSUCKLE	Ficus pumila	full 1 gal, 12" ht x 18"
CREEPING FIG	Trachelospermum jasminoides	spr, full 1 gal, 12" ht x
CONFEDERATE	Nandina domestica 'Nana'	18" spr, full 1 gal, 18"
JASMINE DWARF	Hedera helix	ht x 12" spr, full liner
NANDINA ENGLISH	Cyrtomium falcatum	1 gal, 8" ht, full
IVY	Trachelospermum asiaticum	1 gal, 12" ht x 18" spr,
HOLLY FERN	Minina'	full 1 gal, 6" ht, full
MININA JASMINE	Ophiopogon japonicus	1 gal, 16"-18" ht x 16"-18"
MONDO GRASS	Setcreasea pallida	spr, full 1 gal, 18" ht x 12"
PURPLE HEART	Salvia coccinea	spr, full 1 gal, 12" ht x 18"
SALVIA-NATIVE	Lantana camilia	spr, full
YELLOW		
LANTANA		



**GREENMONT**

**SECTION 305**

**DESIGN GUIDELINES**  
**GreenMont - Section 305**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A-Mailboxes
4. Roof requirement is 5.9/12 (or greater).
5. Minimum roof overhang is 12 inches. Minimum gable overhang is 6 inches .
6. Minimum fascia board must be 1"x 8". Wider fascia are encouraged.
7. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (30 year warranty). Roof colors must be dark in nature. No white shingles will be approved.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents must be painted a color similar to the shingle color.
13. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
14. Any garages with side service door must have a screening wall or hedge.
15. All fences must be built in accordance with Appendix AF-305.



16. Criteria for repeating plans:

- Same plan, same elevation, same or opposite side of street, one (1) lot must be skipped-before-repeating the same elevation.
- The same plan, different elevation, same or opposite side of street, no lot must be skipped before repeating the same plan.



**DESIGN GUIDELINES**  
**GreenMont Section 305**  
**Fences**

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-305-1

April 8, 1998

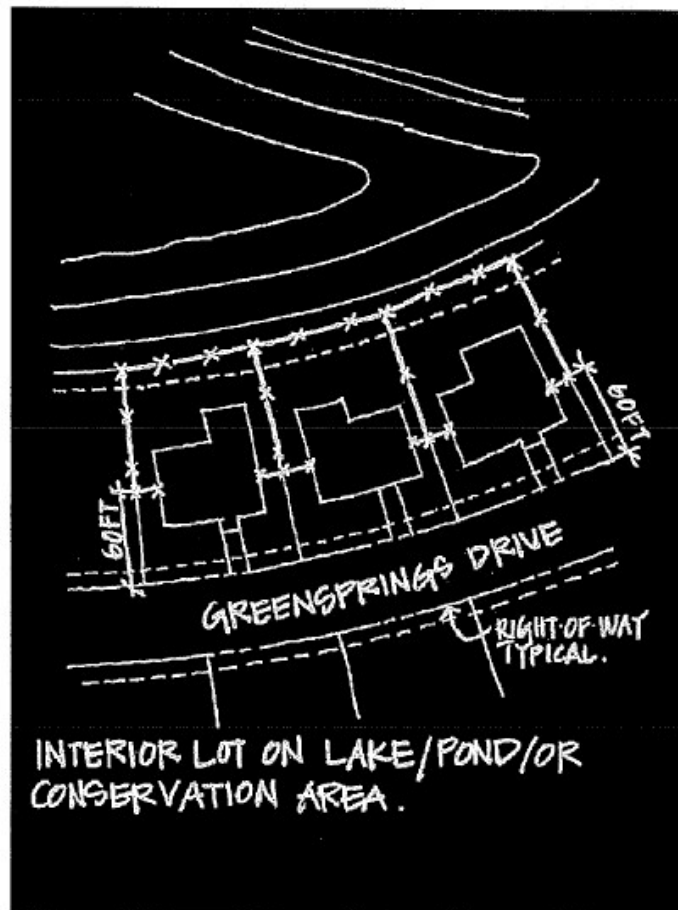




## FOR FENCES ON INTERIOR LOTS ON LAKES, PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than  
60 – feet from the front lot line. The front lot line is generally the closest edge of the public  
sidewalk to the house.



AF-305-2



## FOR FENCES ON INTERIOR LOTS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 – feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.

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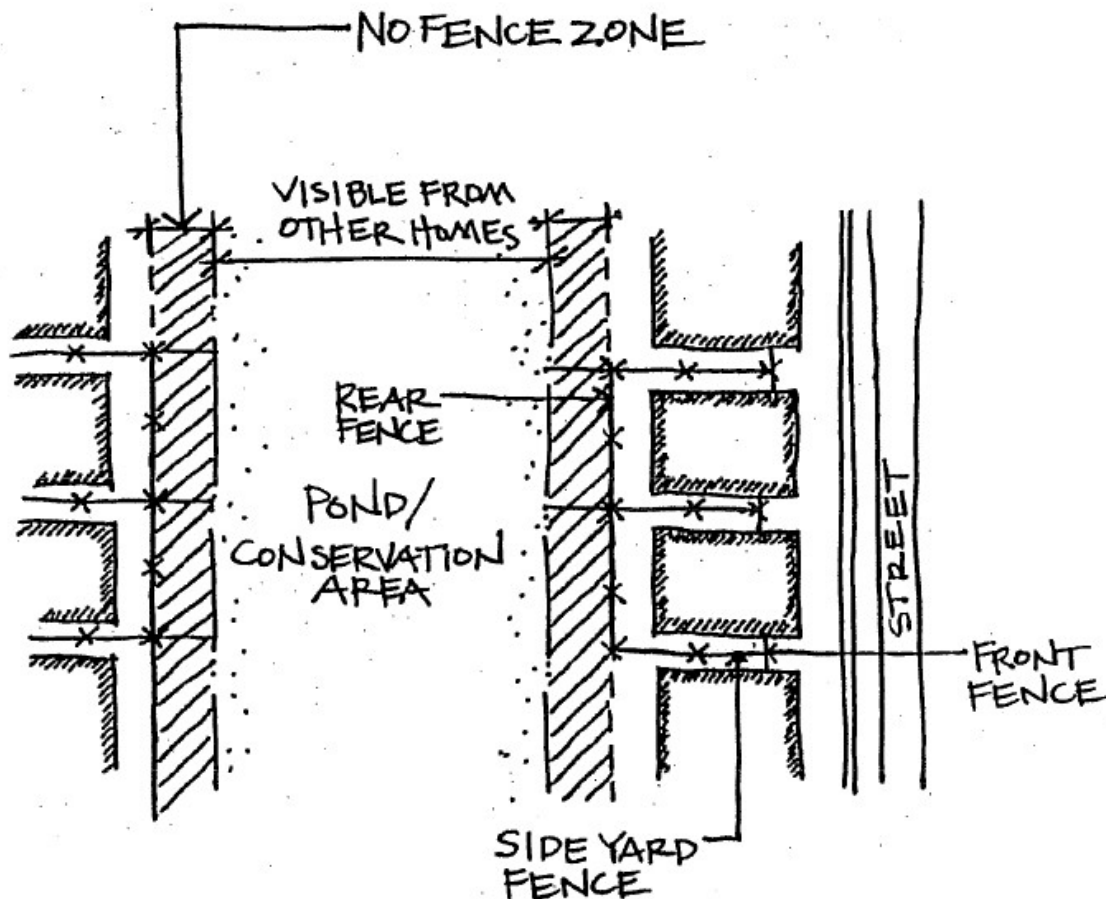
AF-305-3



**FOR ALL FENCES ON INTERIOR LOTS ON UPLAND CONSERVATION AREAS  
WHERE THE LOT LINES EXTEND INTO SAID AREA:**

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.



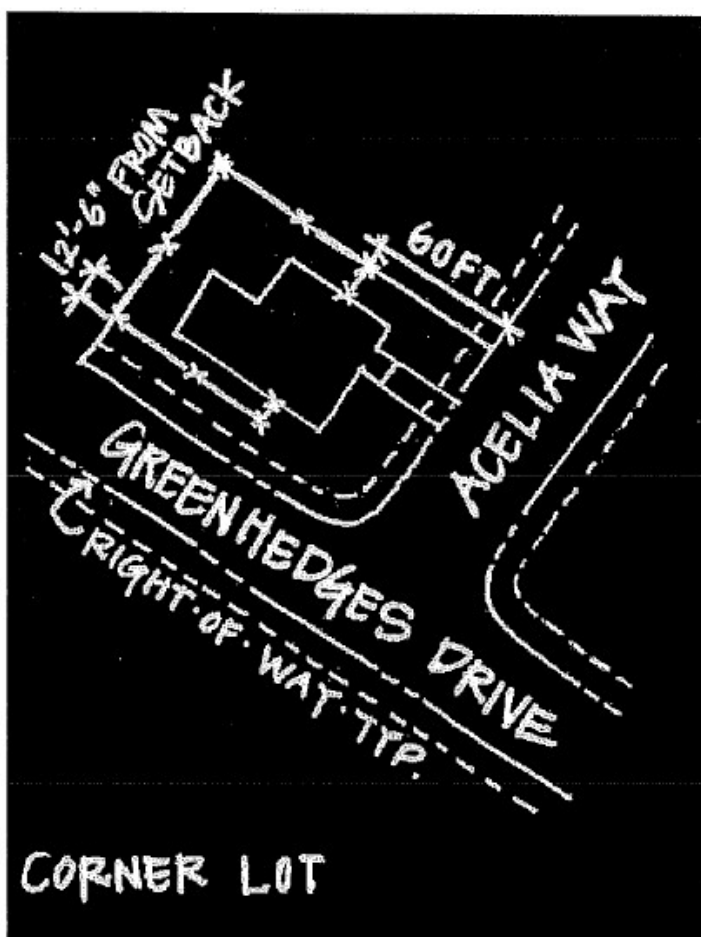
AF-305-4



## FOR FENCES ON CORNER LOTS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.



AF-305-5



## FOR ALL FENCES ON GOLF COURSE AND CONSERVATION AREA:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these Guidelines.

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AF-305-6





**DESIGN GUIDELINES**  
**GreenMont - Section 305**  
**Landscape**

The following list summarizes those design elements which the NC requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot = 5.
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = 1.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **3**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

**TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in List 1:

(2) ~ 15 gal trees	=	1 Major Tree List credit
(1) ~ 30 gal tree	=	1 Major Tree List credit
(1) ~ 65 gal tree	=	2 Major Tree List credits
(1) ~ 100 gal tree	=	3 Major Tree List credits
(3) ~ 8'-12' Sabal Palms	=	1 Major Tree List credit



**GreenMont - Section 305  
Landscape**

**Each tree equals 1 Tree Credit unless otherwise noted.**

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>SIZE</b>
BALD CYPRESS		30 gal, 10'-12' ht, 4'-5' spr, 2"-3"
DAHOON HOLLY	Taxodium distichum	cal 30 gal, 8'-10' ht, 4'-5' spr, 2"-
EAST PALATKA HOLLY	Llex cassine	22" cal 30 gal, 9'-11' ht, 4'-5' spr,
LIVE OAK	Llex x attenuata	2"-22" cal 30 gal, 10'-12' ht, 4'-5'
LIVE OAK = 2 Tree Credits	Quercus virginiana	spr, 2"-22" cal 65 gal, 12'-14' ht,
	Quercus virginiana	6'-8' spr, 3"-3 2" cal 100 gal, 14'-
LIVE OAK = 3 Tree Credits	Quercus virginiana	16' ht, 8'-10' spr, 4"-5" cal 30 gal,
RED MAPLE	Acer rubrum	10'-12' ht, 4'-5' spr, 2"-22" cal 8'-
SABAL PALM = a Tree Credit	Sabal palmetto	12' ct, bootied, 8" cal. min
SHUMARD OAK	Quercus shumardii	30 gal, 10'-12' ht, 4'-5' spr, 2"-
SLASH PINE = 2 Tree Credit	Pinus elliottii	22" cal 15 gal, 7'-9' ht, 3'-4' spr,
	Pinus elliottii	1"-1 2 " cal 30 gal, 10'-12' ht, 4'-
SLASH PINE	Magnolia	5' spr, 2"-2 2 " cal 30 gal, 8'-10'
SWEETBAY MAGNOLIA	virginiana	ht, 4'-5' spr, 2"-3" cal

NOTE: See "Tree Substitutions" for tabulating number of "tree credits" based upon size of tree used.





**GreenMont - Section 305  
Landscape**

**LIST 2 - MINOR ACCENT TREES / SHRUBS**

<b>COMMON NAME</b>	<b>SCIENTIFIC</b>	<b>SIZE</b>
CRINUM specimen	Crinum spp.	10 gal, 30" ht. x 30" spr.,
KING SAGO specimen	Cycas revoluta	10 gal, 25" ht. x 25" spr.,
NATCHEZ CREPT MYRTLE spr., 3-5 canes min	Lagerstroemia indica 'Natchez'	30 gal, 8'-10' ht., 4'-6' w/1"-12" cal ea
NELLIE STEVEN'S HOLLY multi-truck, full	Ilex 'Nellie R. Stevens'	30 gal, 7'-9' ht., 4'-6' spr.,
TREE LIGUSTRUM 5 canes min	Ligustrum lucidum	30 gal, 6'-8' ht., 4'-6' spr., 3- w/1"-12" cal ea

September 17, 1998



AL-305-3

## GreenMont - Section 305 Landscape

### LIST 3 - MEDIUM TO TALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AZALEA - DUC DE ROHAN	Rhododendron 'Due de Rohan	3 gal, 16" ht
BEAUTY BERRY	Callicarpa americana	3 gal, 24" spr
BLACKHAW VIBURNUM	Viburnum obovatum	3 gal, 30" spr x 24" ht
BURFORD HOLLY	Llex cornuta 'Dwarf Burford'	3 gal, 16" spr x 12" ht
FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24" ht
FETTERBUSH	Lyonia lucida	3 gal
FIREBUSH	Hamelia patens	3 gal, 24" spr x 24" ht
GALLBERRY	Llex glabra	3 gal
PHILODENDRON	Philodendron selloum	3 gal, 30" spr x 20" ht
PINAPPLE GUAVA	Feijoa sellowiana	3 gal, 22" ht
SAW PALMETTO	Screnoa repens	1 gal, 10" spr x 10" ht
SIMPSON'S STOPPER	Myrcianthes fragrans	3 gal, 24" spr x 24" ht
THRYALLIS	Galphimia glauca	3 gal, 20" spr x 18" ht
VIBURNUM SUSPENSUM	Sandankwa viburnum	3 gal, 22" ht
WAX JASMINE	Jasminum volubile	3 gal, 28" spr x 16" ht
YELLOW ANISE	Lllicium parviflora	3 gal, 20" spr x 30" ht

September 17, 1998



AL-305-4

**GreenMont - Section 305**  
**Landscape**

**LIST 4 - SMALL SHRUBS / GRASSES**

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>SIZE</b>
AFRICAN IRIS	<i>Dietes vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamia purmilla</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Ilex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
EVERGREEN GIANT LIRIOPE bibs, full		<i>Liriope muscari</i> 1 gal, 3-5
INDIAN HAWTHORN	<i>Raphiolepis india</i>	3 gal, 18" ht x 18" spr, full
MUHLI GRASS	<i>Muhlenbergia capilaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus shinensis</i> 'parsonii'	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full



**GreenMont - Section 305  
Landscape**

**LIST 5 - GROUNDCOVERS / VINES, ETC.**

COMMON NAME	SCIENTIFIC NAME	SIZE
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr,
CINNAMON FERN	Osmunda cinnamonea	full 1 gal, 3" ht, full
CORAL	Lonicera sempervirens	1 gal, 12" ht x 18" spr,
HONEYSUCKLE	Ficus pumila	full 1 gal, 12" ht x 18"
CREEPING FIG	Trachelospermum jasminoides	spr, full 1 gal, 12" ht x
CONFEDERATE	Nandina domestica 'Nana'	18" spr, full 1 gal, 18"
JASMINE DWARF	Hedera helix	ht x 12" spr, full liner
NANDINA ENGLISH	Cyrtomium falcatum	1 gal, 8" ht, full
IVY	Trachelospermum asiaticum Minina'	1 gal, 12" ht x 18" spr,
HOLLY FERN	Ophiopogon japonicus	full 1 gal, 6" ht, full
MININA JASMINE	Setcreasea pallida	1 gal, 16"-18" ht x 16"-18"
MONDO GRASS	Salvia coccinea	spr, full 1 gal, 18" ht x 12"
PURPLE HEART	Lantana camilia	spr, full 1 gal, 12" ht x 18"
SALVIA-NATIVE		spr, full
YELLOW		
LANTANA		



**DESIGN GUIDELINES**  
**GreenMont - Section 306**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A-Mailboxes
4. Roof requirement is 5.9/12 (or greater).
5. Minimum roof overhang is 12 inches. Minimum gable overhang is 6 inches .
6. Minimum fascia board must by 1"x 8". Wider fascia are encouraged.
7. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (30 year warranty). Roof colors must be dark in nature. No white shingles will be approved.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents must be painted a color similar to the shingle color.
13. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
14. Any garages with side service door must have a screening wall or hedge.
15. All fences must be built in accordance with Appendix AF-305.

March 23, 1999



AB-306-1

16. Criteria for repeating plans:

- Same plan, same elevation, same or opposite side of street, one (1) lot must be skipped before repeating the same elevation.
- The same plan, different elevation, same or opposite side of street, no lot must be skipped before repeating the same plan.



**DESIGN GUIDELINES**  
**GreenMont Section 306**  
**Fences**

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-306-1

April 8, 1998



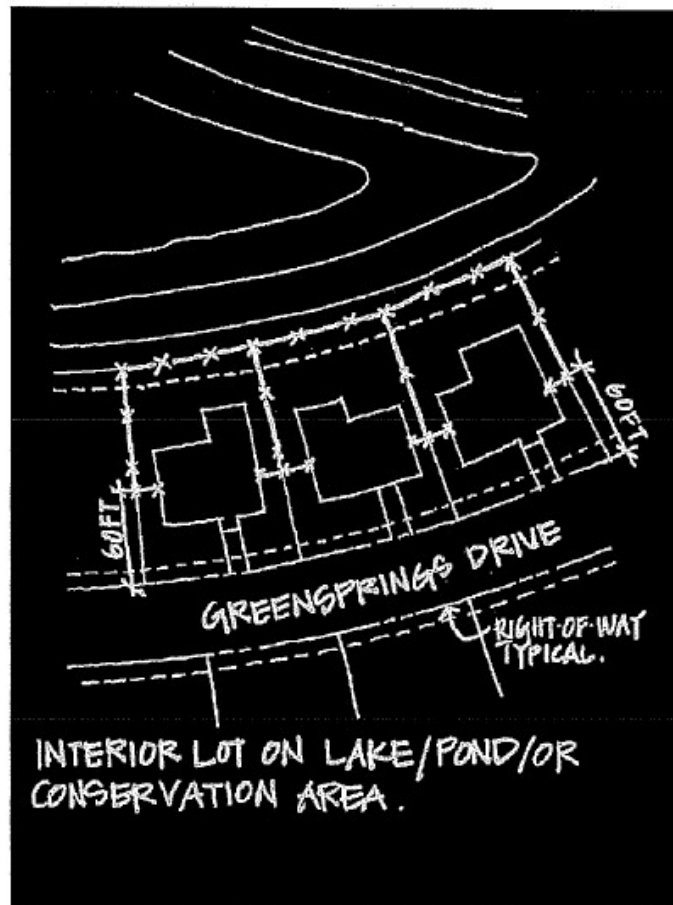
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## FOR FENCES ON INTERIOR LOTS ON LAKES, PONDS, GOLF COURSES OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than  
60 – feet from the front lot line. The front lot line is generally the closest edge of the public  
sidewalk to the house.



## FOR FENCES ON INTERIOR LOTS:

When fences are built:

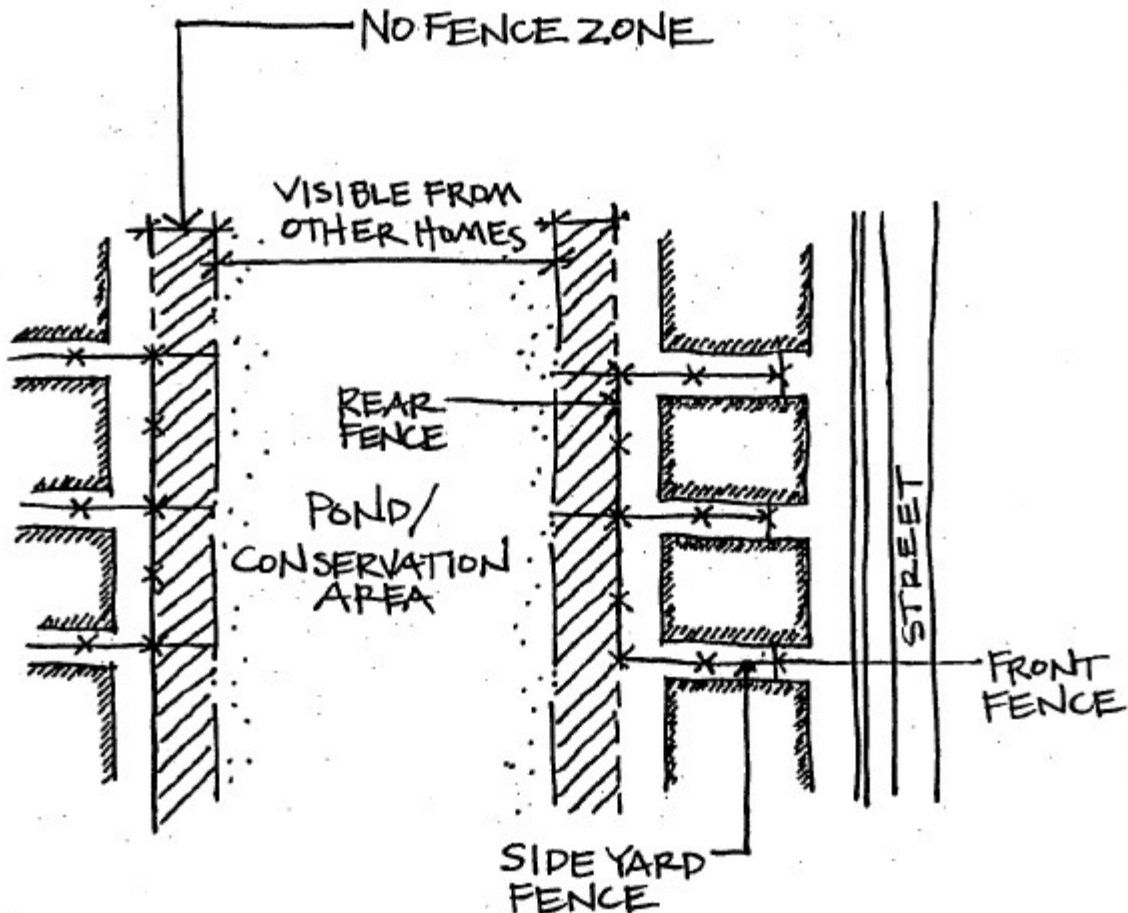
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than  
60 – feet from the front lot line. The front lot line is generally the closest edge of the public  
sidewalk to the house.



**FOR ALL FENCES ON INTERIOR LOTS ON UPLAND CONSERVATION AREAS  
WHERE THE LOT LINES EXTEND INTO SAID AREA:**

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.



AF-306-4

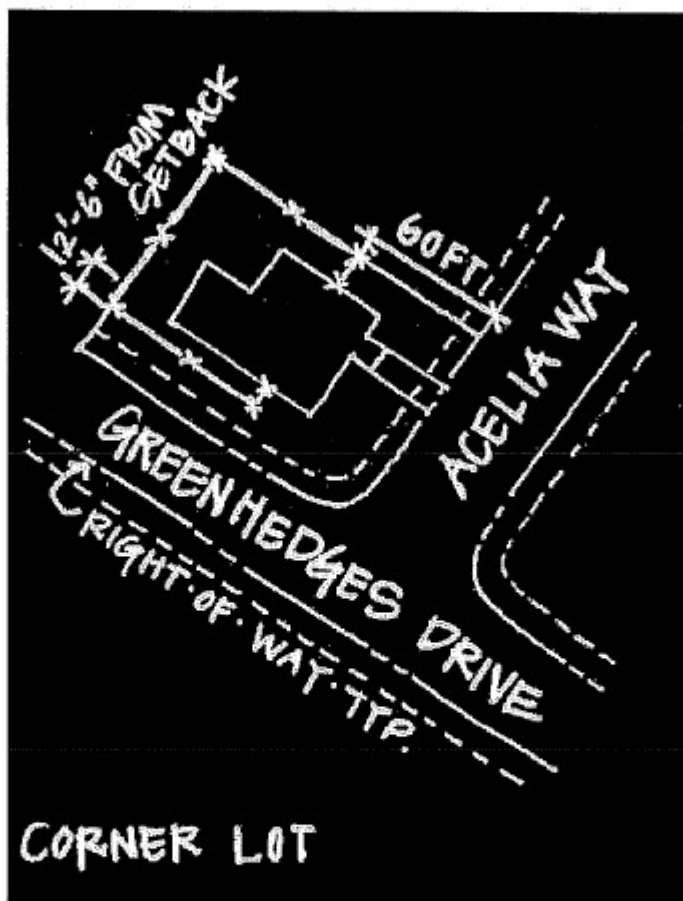


June 10, 1999

## FOR FENCES ON CORNER LOTS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.



AF-306-5



## FOR ALL FENCES ON GOLF COURSE AND CONSERVATION AREA:

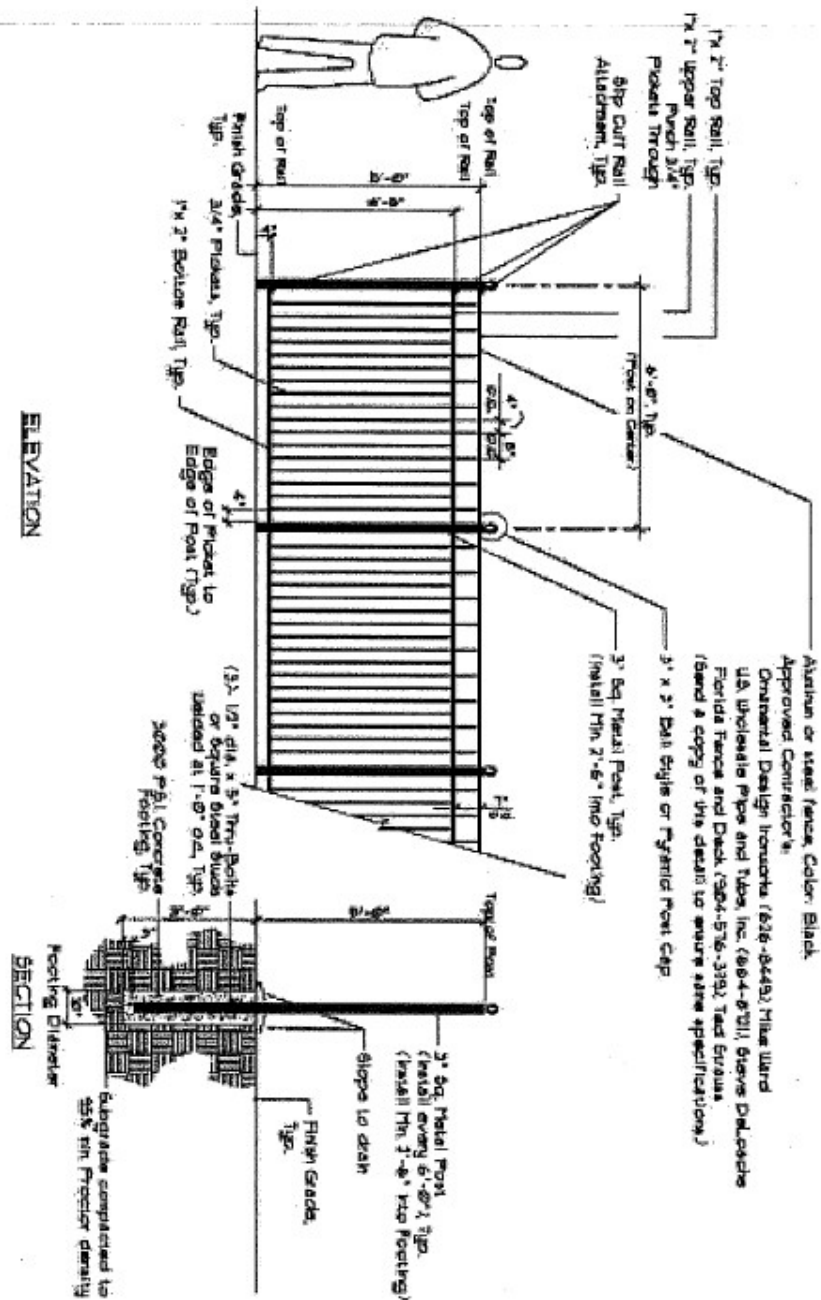
When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these Guidelines.

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AF-306-6





# **B' METAL FENCE - ELEVATION AND SECTION**

NOT TO SCALE

## **GreenPointe**

### **Section 307**

**DESIGN GUIDELINES**  
**GreenPointe - Section 307**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A-4.
4. Roof requirement is 5.9/12 (or greater).
5. Minimum roof overhang is 12 inches. Minimum gable overhang is 6 inches .
6. Minimum fascia board must by 1"x 6". Wider fascia are encouraged.
7. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (30 year warranty). Roof colors must be dark in nature. No white shingles will be approved.
8. Real brick and cultured stone applications are encouraged.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents must be painted a color similar to the shingle color.
13. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
14. Any garages with side service door must have a screening wall or hedge.
15. All fences must be built in accordance with Appendix AF-307.





16. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
17. Criteria for repeating plans:
- Same floor plan, different elevation, same or opposite side of street, one (1) full lot must be skipped before repeating the same floor plan.
  - The same floor plan, same elevation, same or opposite side of street, (2) full lots must be skipped before repeating the same floor plan with the same elevation.
- § If the home sites do not Aline up® exactly with each other when across the street from another, any portion of a home site that faces a home site across the street will count as one full home site.



**DESIGN GUIDELINES**  
**GreenPointe Section 307**  
**Fences**

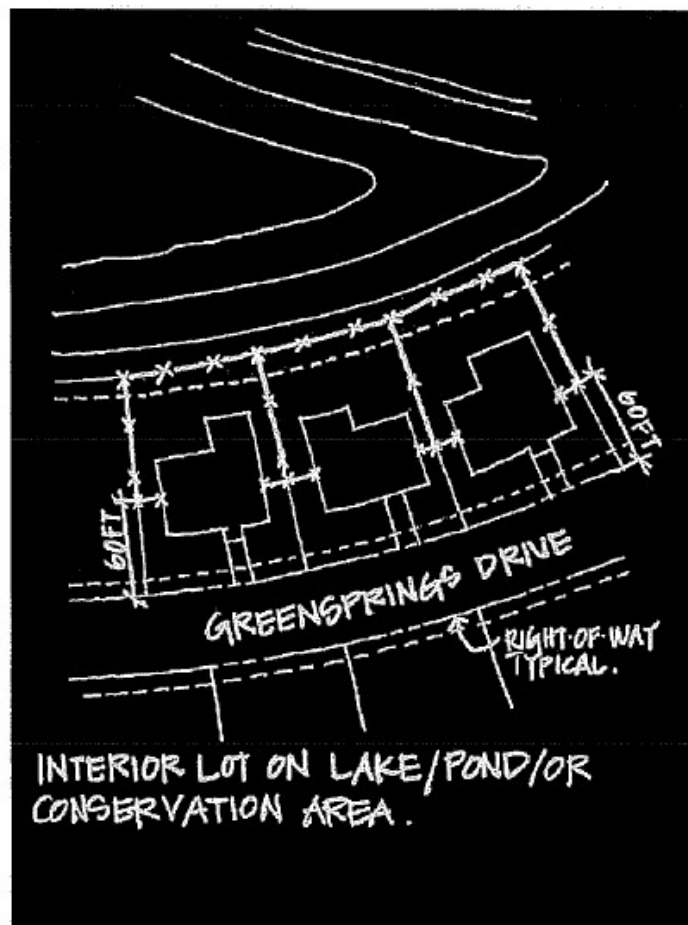
INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.



## FOR FENCES ON INTERIOR LOTS ON LAKES, PONDS, GOLF COURSES OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in *A fences on a slope®* in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 – feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



## FOR FENCES ON INTERIOR LOTS:

When fences are built:

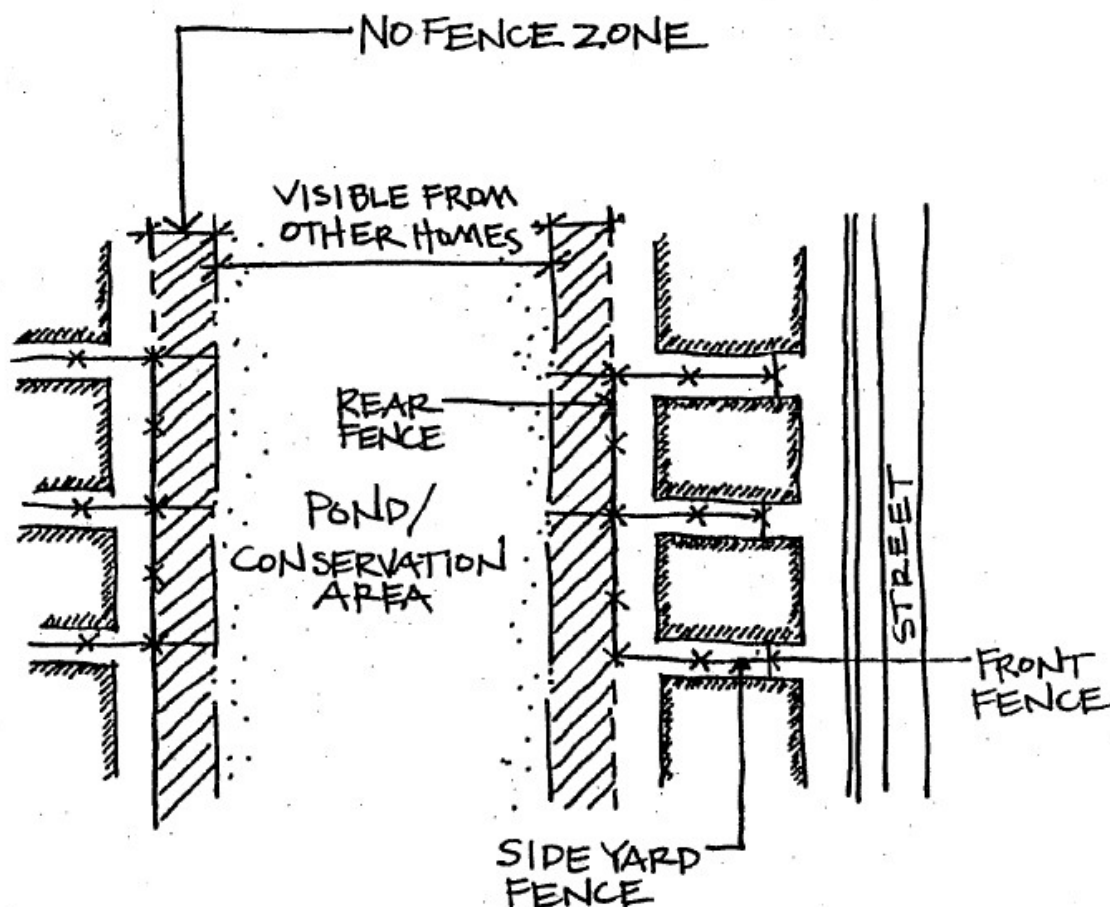
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than  
60 – feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



**FOR ALL FENCES ON INTERIOR LOTS ON UPLAND CONSERVATION AREAS  
WHERE THE LOT LINES EXTEND INTO SAID AREA:**

When fences are built:

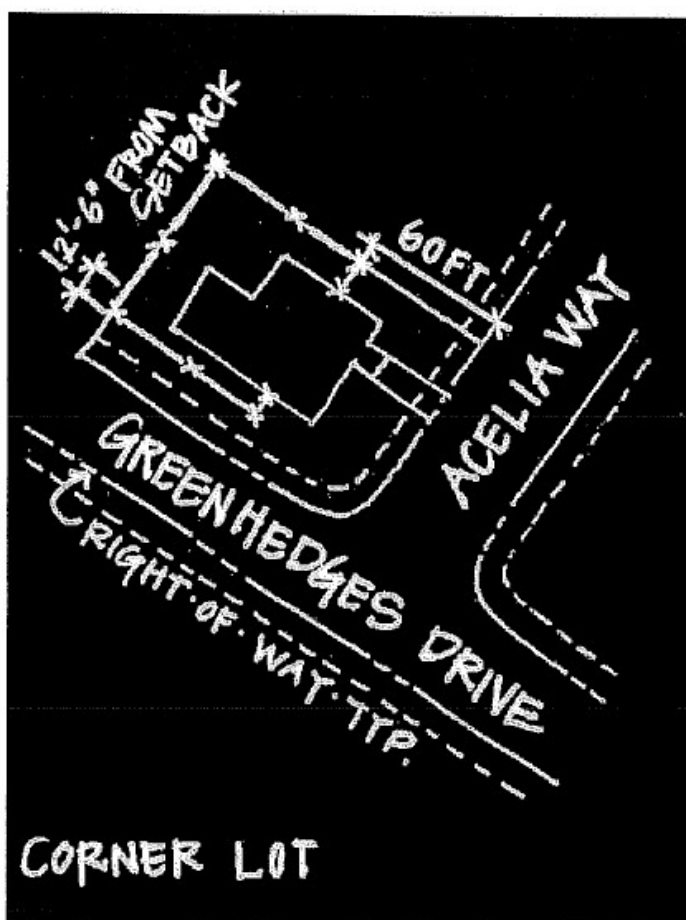
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.



## FOR FENCES ON CORNER LOTS:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.



## FOR ALL FENCES ON GOLF COURSE AND CONSERVATION AREA:

When fences are built:

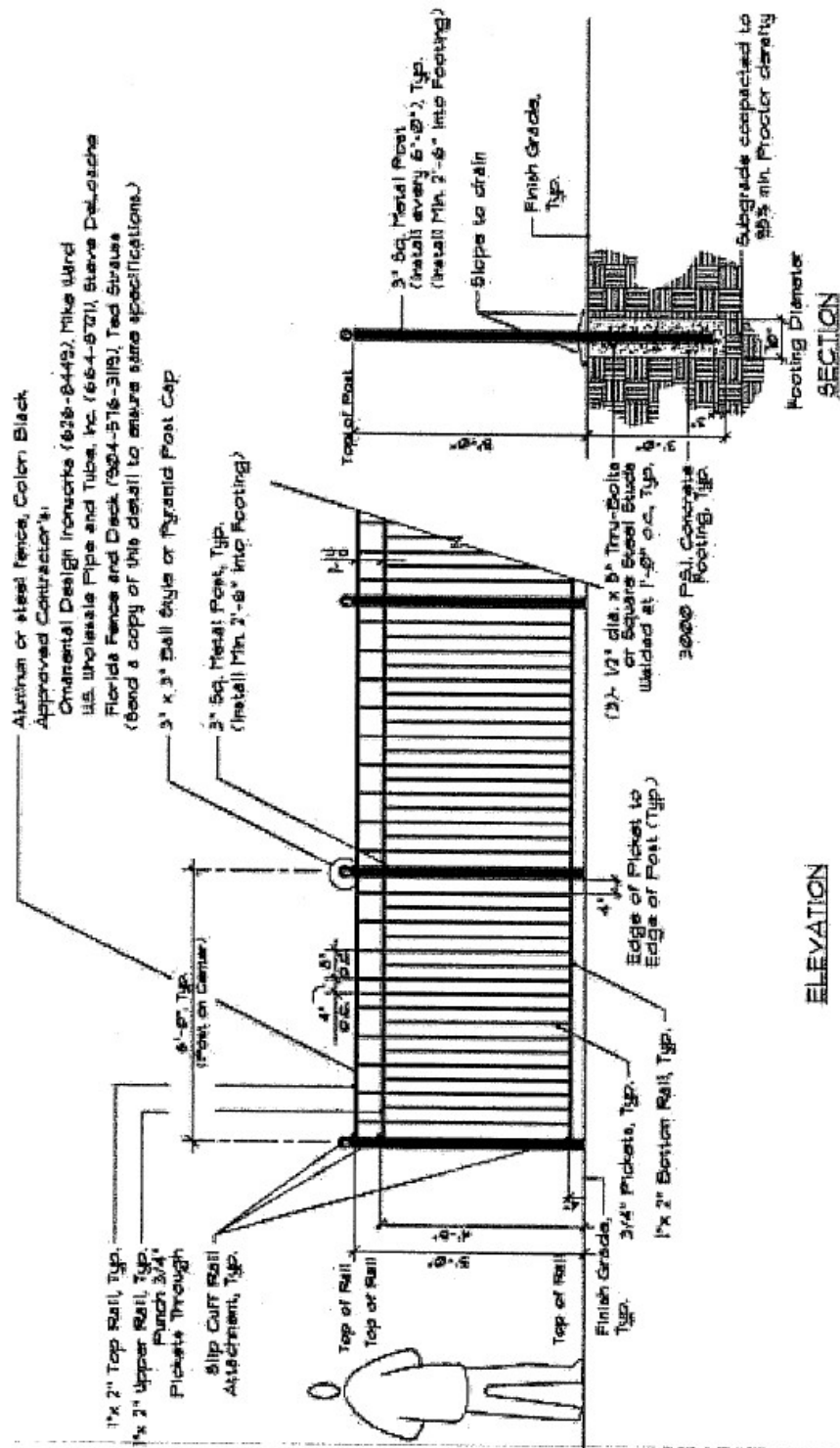
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these Guidelines.

June 8, 1999



AF-307-6

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JUNE 08, 1999



# **5' METAL FENCE - ELEVATION AND SECTION** NOT TO SCALE



**DESIGN GUIDELINES**  
**GreenPointe - Section 307**  
**Landscape**

The following list summarizes those design elements which the NC requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot = **4**.
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = **1**.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **5**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

**TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in List 1:

(2) ~ 15 gal trees	=	1 Major Tree List credit
(1) ~ 30 gal tree	=	1 Major Tree List credit
(1) ~ 65 gal tree	=	2 Major Tree List credits
(1) ~ 100 gal tree	=	3 Major Tree List credits
(3) ~ 8'-12' Sabal Palms	=	1 Major Tree List credit



**GreenPointe - Section 307**  
**Landscape**

**Each tree equals 1 Tree Credit unless otherwise noted.**

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>SIZE</b>
BALD CYPRESS		30 gal, 10'-12' ht, 4'-5' spr, 2"-3"
DAHOON HOLLY	Taxodium distichum	cal 30 gal, 8'-10' ht, 4'-5' spr, 2"-
EAST PALATKA HOLLY	Llex cassine	22" cal 30 gal, 9'-11' ht, 4'-5' spr,
LIVE OAK	Llex x attenuata	2"-22" cal 30 gal, 10'-12' ht, 4'-5'
LIVE OAK = 2 Tree Credits	Quercus virginiana	spr, 2"-22" cal 65 gal, 12'-14' ht,
	Quercus virginiana	6'-8' spr, 3"-3 2" cal 100 gal, 14'-
LIVE OAK = 3 Tree Credits	Quercus virginiana	16' ht, 8'-10' spr, 4"-5" cal 30 gal,
RED MAPLE	Acer rubrum	10'-12' ht, 4'-5' spr, 2"-22" cal 8'-
SABAL PALM = a Tree Credit	Sabal palmetto	12' ct, bootied, 8" cal. min
SHUMARD OAK	Quercus shumardii	30 gal, 10'-12' ht, 4'-5' spr, 2"-
SLASH PINE = 2 Tree Credit	Pinus elliottii	22" cal 15 gal, 7'-9' ht, 3'-4' spr,
	Pinus elliottii	1"-1 2 " cal 30 gal, 10'-12' ht, 4'-
SLASH PINE	Magnolia	5' spr, 2"-2 2 " cal 30 gal, 8'-10'
SWEETBAY MAGNOLIA	virginiana	ht, 4'-5' spr, 2"-3" cal

NOTE: See "Tree Substitutions" for tabulating number of "tree credits" based upon size of tree used.



**GreenPointe - Section 307**  
**Landscape**

**LIST 2 - MINOR ACCENT TREES / SHRUBS**

<b>COMMON NAME</b>	<b>SCIENTIFIC</b>	<b>SIZE</b>
CRINUM	Crinum spp.	10 gal, 30" ht. x 30" spr., specimen
KING SAGO	Cycas revoluta	10 gal, 25" ht. x 25" spr., specimen
CREPT MYRTLE NATCHEZ	Lagerstroemia indica 'Natchez'	30 gal, 8'-10' ht., 4'-6' spr., 3-5 canes min w/1"-12" cal ea
NELLIE STEVEN'S HOLLY	Ilex 'Nellie R. Stevens'	30 gal, 7'-9' ht., 4'-6' spr., multi-trunk, full
TREE LIGUSTRUM	Ligustrum lucidum	30 gal, 6'-8' ht., 4'-6' spr., 3-5 canes min w/1"-12" cal ea

June 8, 1999



AL-307-3

## GreenPointe - Section 307 Landscape

### LIST 3 - MEDIUM TO TALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AZALEA - DUC DE ROHAN	Rhododendron 'Due de Rohan	3 gal, 16" ht
BEAUTY BERRY	Callicarpa americana	3 gal, 24" spr
BLACKHAW VIBURNUM	Viburnum obovatum	3 gal, 30" spr x 24" ht
BURFORD HOLLY	Llex cornuta 'Dwarf Burford'	3 gal, 16" spr x 12" ht
FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24" ht
FETTERBUSH	Lyonia lucida	3 gal
FIREBUSH	Hamelia patens	3 gal, 24" spr x 24" ht
GALLBERRY	Llex glabra	3 gal
PHILODENDRON	Philodendron selloum	3 gal, 30" spr x 20" ht
PINAPPLE GUAVA	Feijoa sellowiana	3 gal, 22" ht
SAW PALMETTO	Screnoa repens	1 gal, 10" spr x 10" ht
SIMPSON'S STOPPER	Myrcianthes fragrans	3 gal, 24" spr x 24" ht
THRYALLIS	Galphimia glauca	3 gal, 20" spr x 18" ht
VIBURNUM SUSPENSUM	Sandankwa viburnum	3 gal, 22" ht
WAX JASMINE	Jasminum volubile	3 gal, 28" spr x 16" ht
YELLOW ANISE	Lllicium parviflora	3 gal, 20" spr x 30" ht

June 8, 1999



AL-307-4

**GreenPointe - Section 307**  
**Landscape**

**LIST 4 - SMALL SHRUBS / GRASSES**

<b>COMMON NAME</b>	<b>SCIENTIFIC NAME</b>	<b>SIZE</b>
AFRICAN IRIS	<i>Dietes vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamia purmilla</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Ilex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
EVERGREEN GIANT LIRIOPE bibs, full		<i>Liriope muscari</i> 1 gal, 3-5
INDIAN HAWTHORN	<i>Raphiolepis india</i>	3 gal, 18" ht x 18" spr, full
MUHLI GRASS	<i>Muhlenbergia capilaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus shinensis</i> 'parsonii'	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full

June 8, 1999



AL-307-5

## GreenPointe - Section 307 Landscape

### LIST 5 - GROUNDCOVERS / VINES, ETC.

COMMON NAME	SCIENTIFIC NAME	SIZE
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA		1 gal, 12" ht x 18" spr, full
CINNAMON FERN		1 gal, 3" ht, full
CORAL HONEYSUCKLE	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr, full
CREeping FIG	Osmunda cinnamomea	1 gal, 12" ht x 18" spr, full
CONFEDERATE JASMINE	Lonicera sempervirens	1 gal, 12" ht x 18" spr, full
DWARF NANDINA	Ficus pumila	1 gal, 18" ht x 12" spr, full
ENGLISH IVY	Trachelospermum jasminoides	liner
HOLLY FERN	Nandina domestica 'Nana'	1 gal, 8" ht, full
MININA JASMINE	Hedera helix	1 gal, 12" ht x 18" spr, full
MONDO GRASS	Cyrtomium falcatum	1 gal, 6" ht, full
PURPLE HEART	Trachelospermum asiaticum Minina'	1 gal, 16"-18" ht x 16"-18" spr,
SALVIA-NATIVE	Ophiopogon japonicus	full 1 gal, 18" ht x 12" spr, full 1
YELLOW LANTANA	Setcreasea pallida	gal, 12" ht x 18" spr, full
	Salvia coccinea	
	Lantana camilia	

June 8, 1999



AL-307-6

**GREENSPRINGS**

**SECTION 302**

**DESIGN GUIDELINES**  
**GreenSprings - Section 302**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix A-Mailboxes
4. Roof requirement is 5.9/12 (or greater).
5. Minimum roof overhang is 16 inches. Minimum gable overhang is 6 inches .
6. Minimum fascia board must by 1"x 8". Wider fascia are encouraged.
7. Composition shingles, if approved, must be dimensional fiberglass, fungus resistant (30 year warranty). Roof colors must be dark in nature. No white shingles will be approved.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents must be painted a color similar to the shingle color.
13. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
14. Any garages with side service door must have a screening wall or hedge.
15. All fences must be built in accordance with Appendix AF-302.
16. Criteria for repeating plans:



March 23, 1999



AB-302-1

- \$ Same elevation same or opposite side of street, six (6) full lots must be skipped before repeating the same elevation.
- \$ No more than five (5) of one elevation can be built in Section 302. After five (5) of one elevation are built in Section 302, that elevation may not be used again in Section 302.



**DESIGN GUIDELINES**  
**GreenSpring Section 302**  
**Fences**

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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June 10, 1999

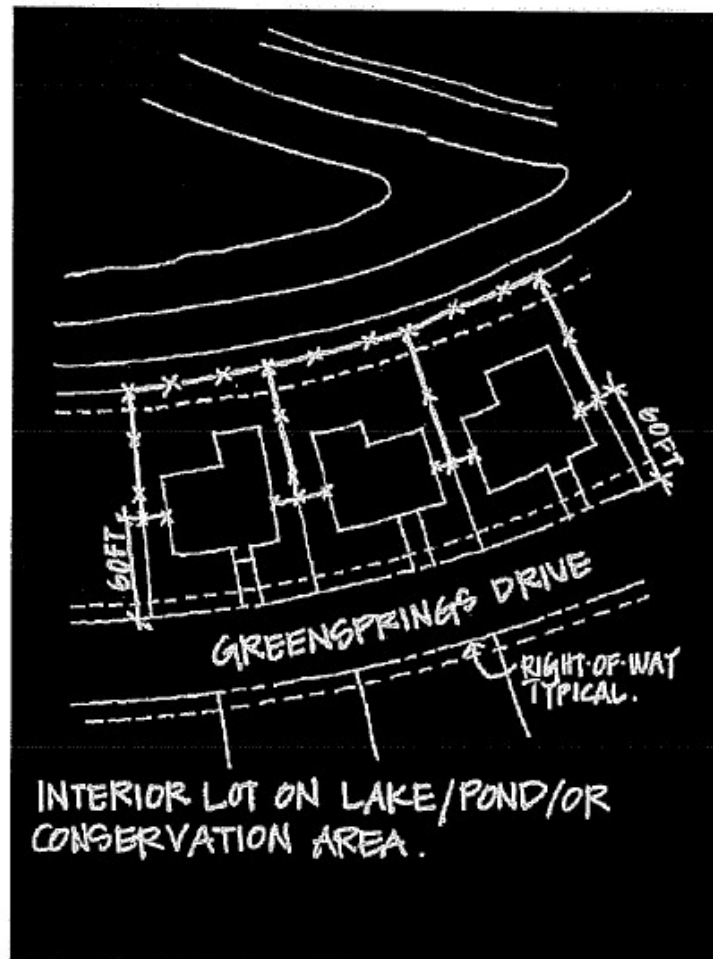


AF-302-1

## FOR FENCES ON INTERIOR LOTS ON LAKES, PONDS, GOLF COURSES OR CONSERVATION AREAS:

When fences are built:

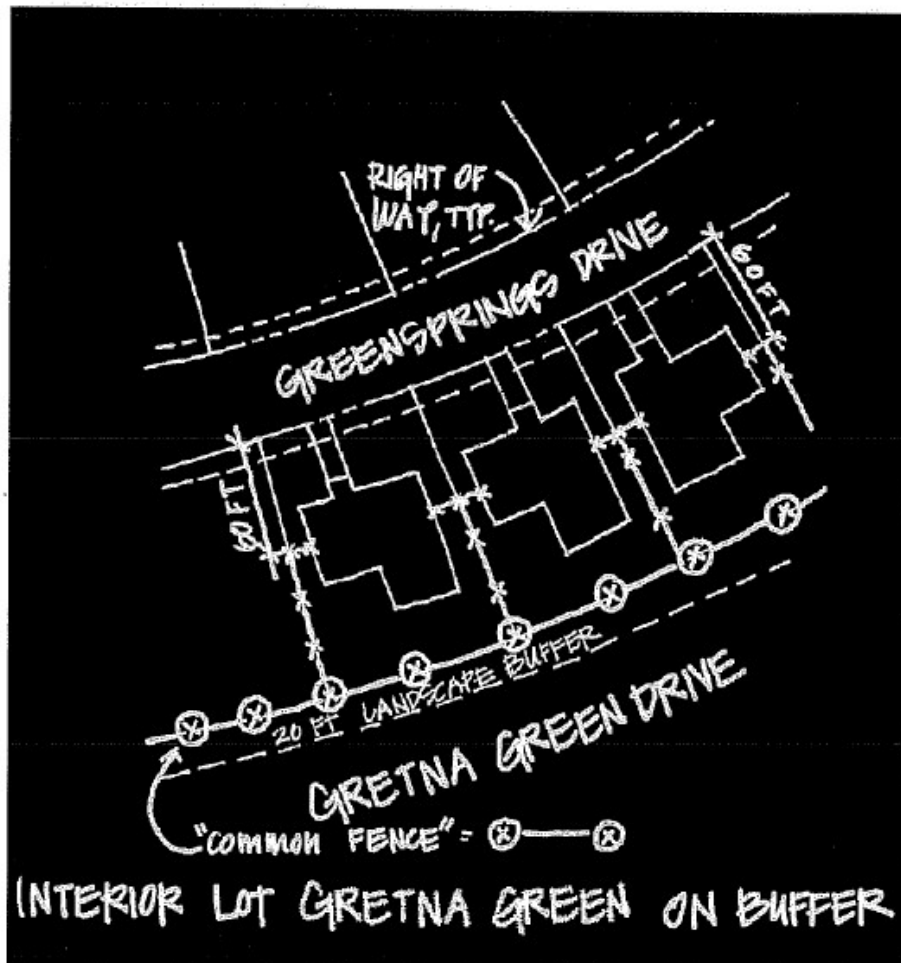
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 – feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



## FOR FENCES ON CORNER LOTS BACKING ON THE GRETNA GREEN BUFFER:

When fences are built:

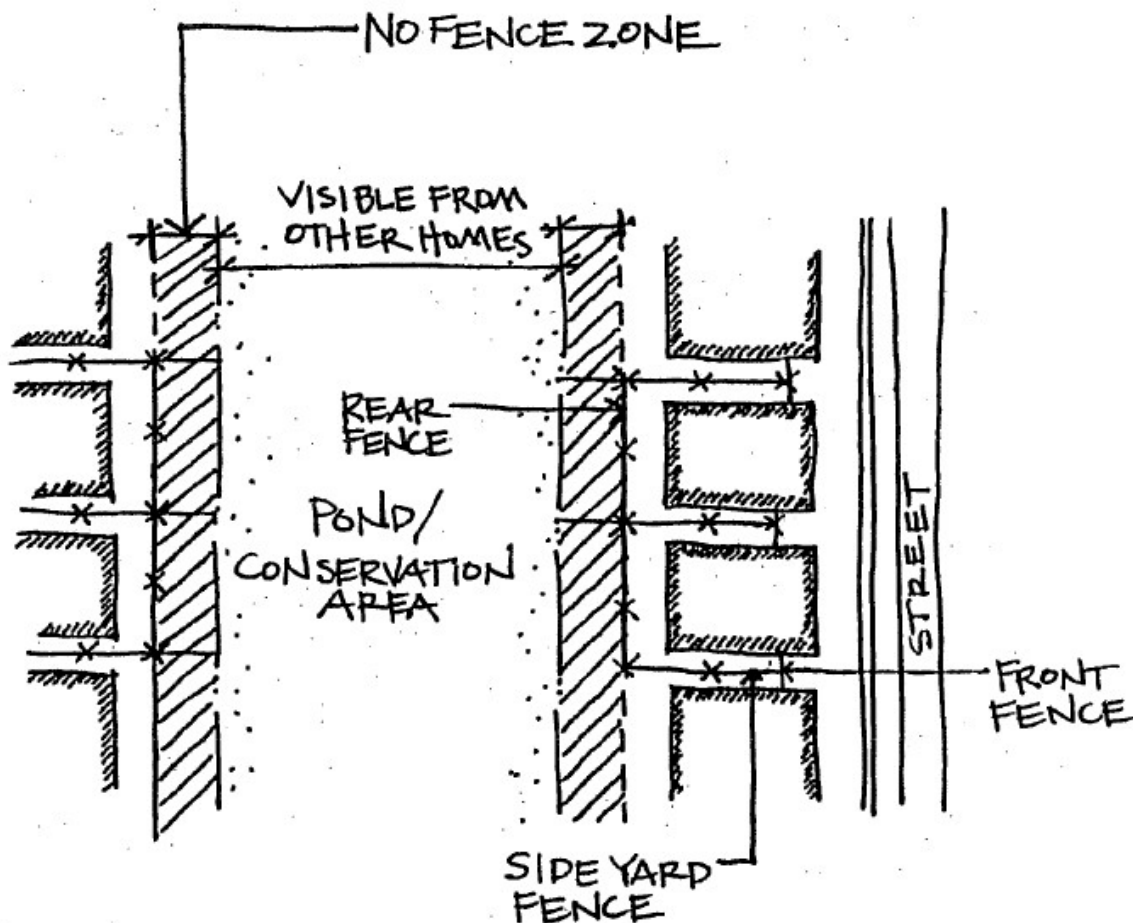
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. The rear fence on most of these lots has been installed by the developer and has been maintained as installed by each homeowner.
3. Side fences are generally set on the side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in A fences on a slope® in the main body of these **Guidelines**.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 - feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



**FOR ALL FENCES ON INTERIOR LOTS ON UPLAND CONSERVATION AREAS  
WHERE THE LOT LINES EXTEND INTO SAID AREA:**

When fences are built:

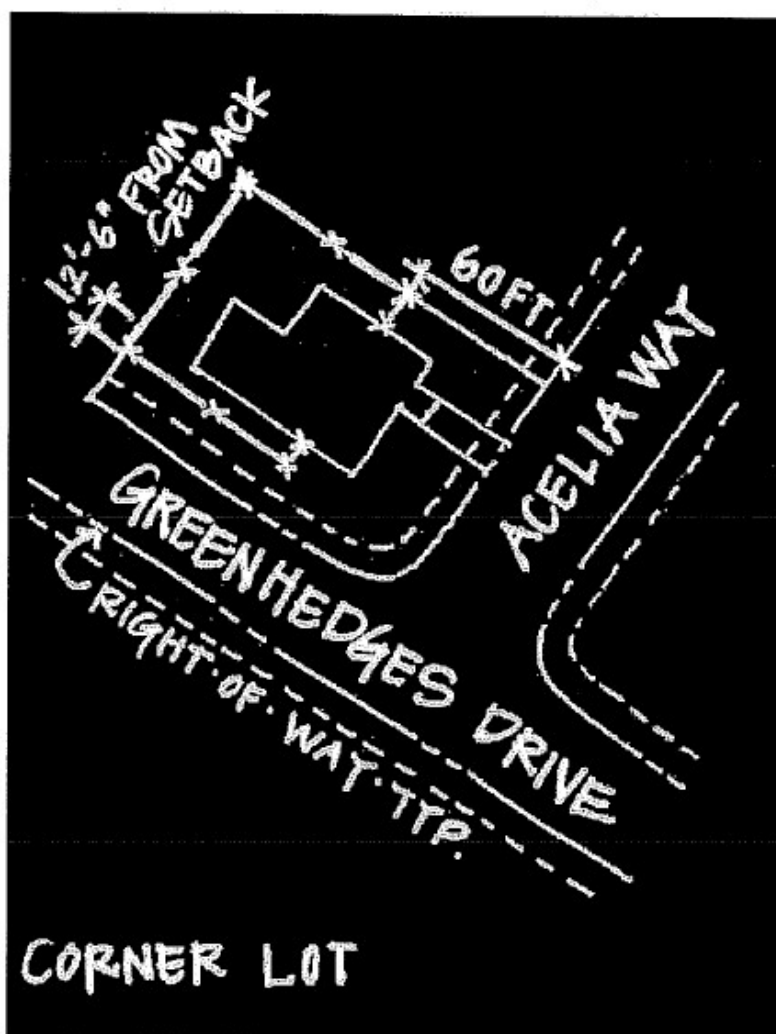
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these **Guidelines**.



## FOR FENCES ON CORNER LOTS:

When fences are built:

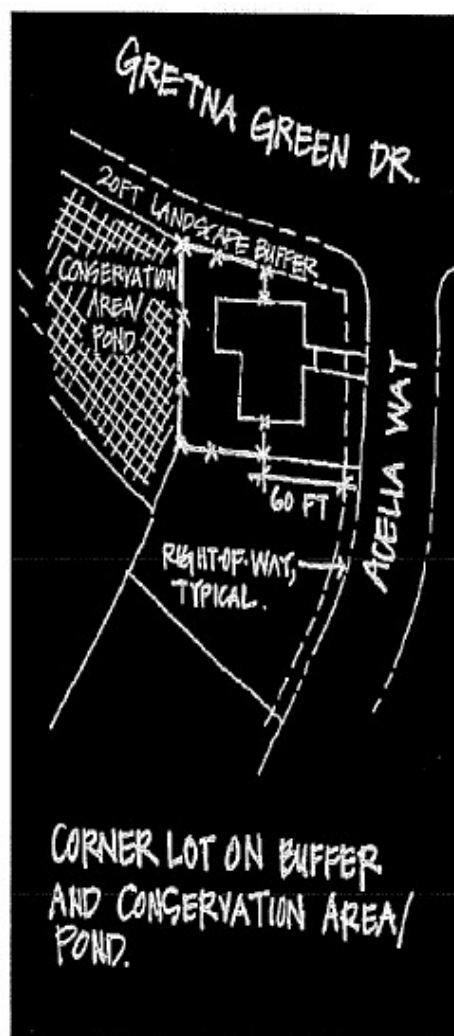
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 – feet.



## FOR FENCES ON CORNER LOTS SIDING ON THE GREEN BUFFER:

When fences are built:

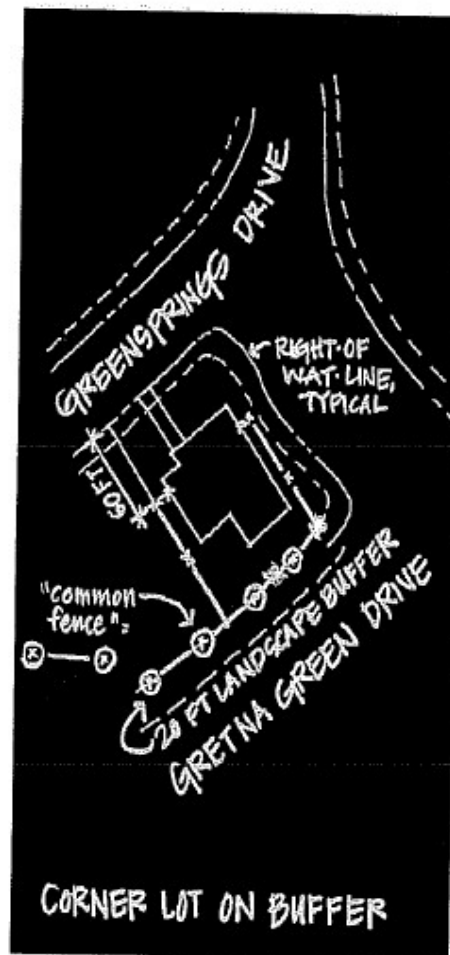
1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences are generally set on the rear lot line.
3. Side fences are generally set on side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60-feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.



## FOR FENCES ON CORNER LOTS BACKING ON THE GRETNA GREEN BUFFER:

When fences are built:

1. All fences must be the A5' Metal Fence@ as detailed in this guideline.
2. The rear fence on most of these lots has been installed by the developer and has been maintained as installed by each homeowner.
3. Side fences are generally set on the side lot lines and stair-step Note p4 below.
4. The point at which the fence ties to the house shall be no closer to the front of the house than 60 - feet from the front lot line. The front lot line is generally the closest edge of the public sidewalk to the house.
5. Corner fences must be set back from the corner property line 12-1/2 feet.

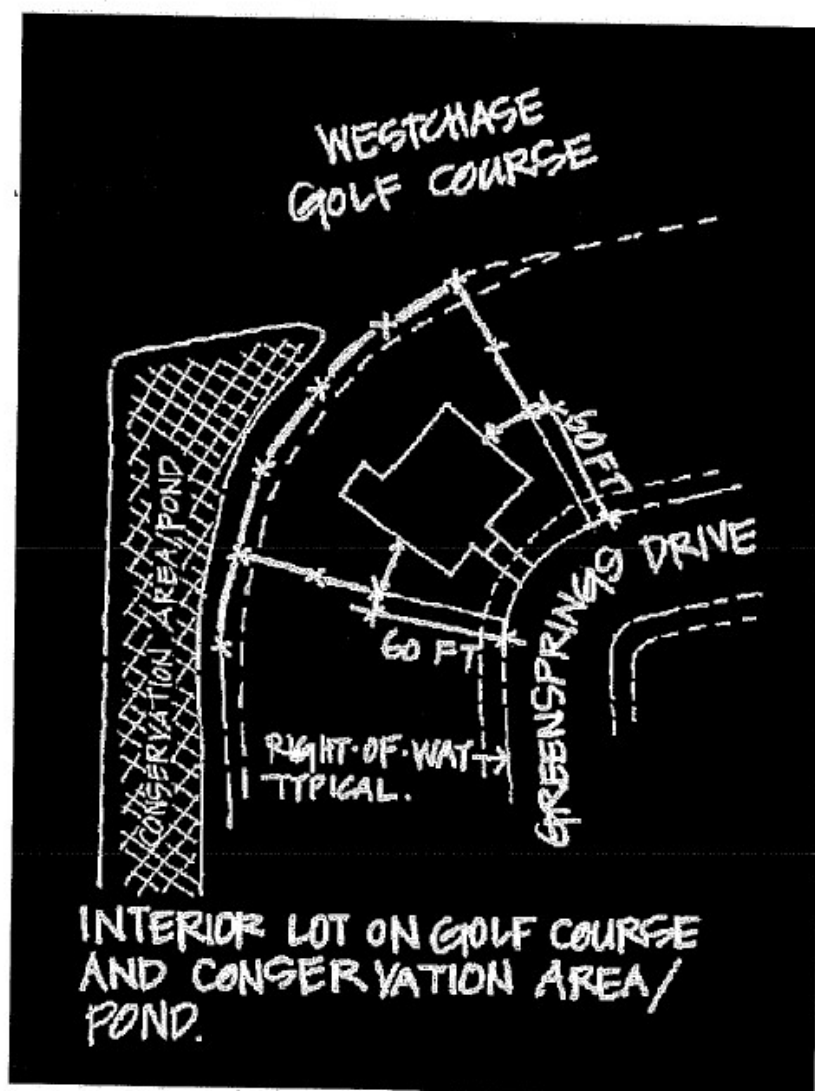


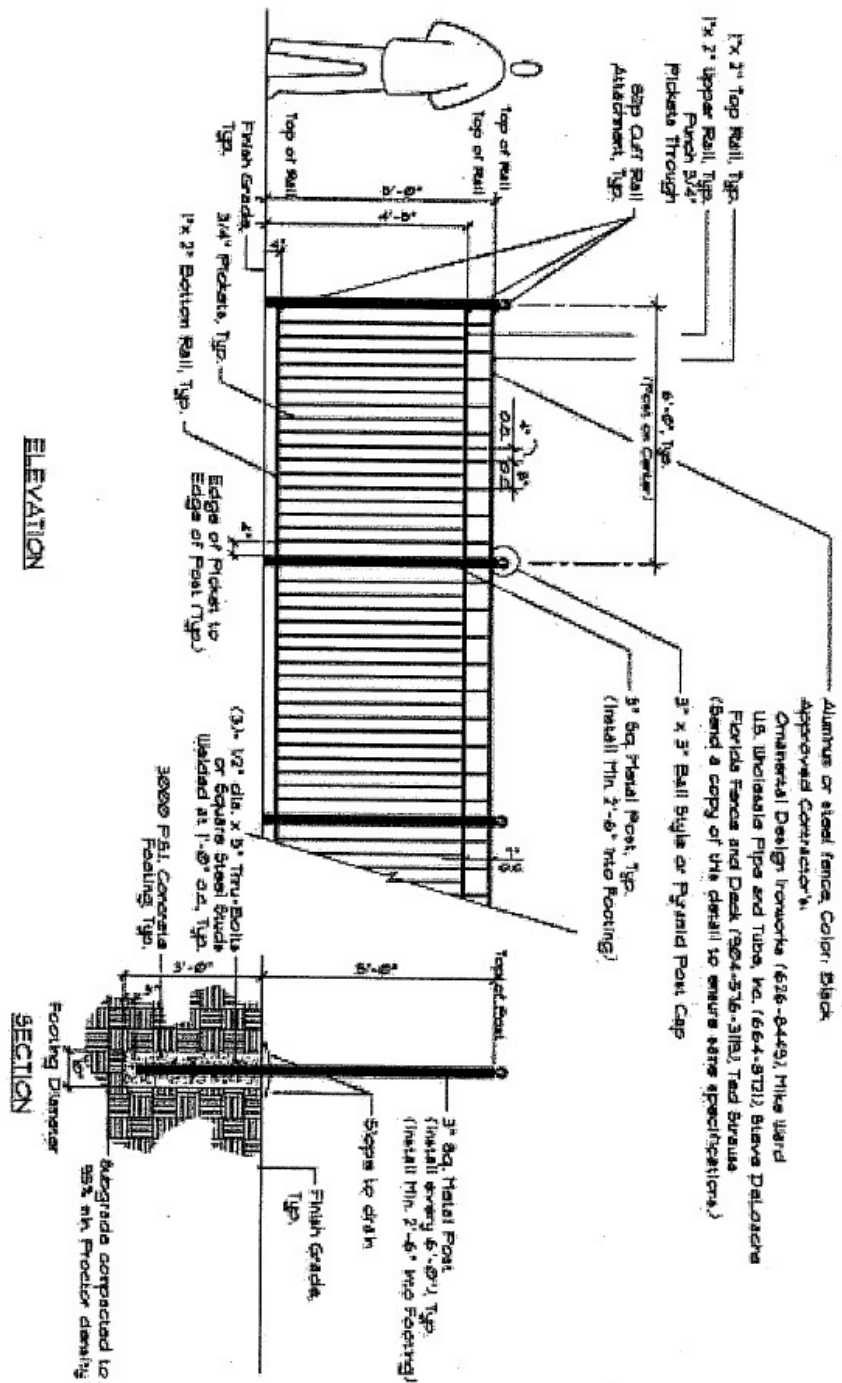


## FOR ALL FENCES ON GOLF COURSE AND CONSERVATION AREA:

When fences are built:

1. All fences must be the A5' Metal Fence® as detailed in this guideline.
2. Rear fences can be built no closer to the upland conservation area than the toe of the slope of the lot fill.
3. Side fences are generally set on side lot lines. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence as shown in Afences on a slope® in the main body of these Guidelines.





# **5' METAL FENCE - ELEVATION AND SECTION** NOT TO SCALE

June 10, 1999

AF-302-9

**DESIGN GUIDELINES**  
**GreenSpring - Section 302**  
**Landscape**

The following list summarizes those design elements which the NC requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot = **7**.
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = **1**.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **5**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

**TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in List 1:

(2) ~ 15 gal trees	=	1 Major Tree List credit
(1) ~ 30 gal tree	=	1 Major Tree List credit
(1) ~ 65 gal tree	=	2 Major Tree List credits
(1) ~ 100 gal tree	=	3 Major Tree List credits
(3) ~ 8'-12' Sabal Palms	=	1 Major Tree List credit



## GreenSprings - Section 302 Landscape

**Each tree equals 1 Tree Credit unless otherwise noted.**

COMMON NAME	SCIENTIFIC NAME	SIZE
BALD CYPRESS		30 gal, 10'-12' ht, 4'-5' spr, 2"-3"
DAHOON HOLLY	Taxodium distichum	cal 30 gal, 8'-10' ht, 4'-5' spr, 2"-
EAST PALATKA HOLLY	Llex cassine	22" cal 30 gal, 9'-11' ht, 4'-5' spr,
LIVE OAK	Llex x attenuata	2"-22" cal 30 gal, 10'-12' ht, 4'-5'
LIVE OAK = 2 Tree Credits	Quercus virginiana	spr, 2"-22" cal 65 gal, 12'-14' ht,
	Quercus virginiana	6'-8' spr, 3"-3 2" cal 100 gal, 14'-
LIVE OAK = 3 Tree Credits	Quercus virginiana	16' ht, 8'-10' spr, 4"-5" cal 30 gal,
RED MAPLE	Acer rubrum	10'-12' ht, 4'-5' spr, 2"-22" cal 8'-
SABAL PALM = a Tree Credit	Sabal palmetto	12' ct, bootied, 8" cal. min
SHUMARD OAK	Quercus shumardii	30 gal, 10'-12' ht, 4'-5' spr, 2"-
SLASH PINE = 2 Tree Credit	Pinus elliottii	22" cal 15 gal, 7'-9' ht, 3'-4' spr,
	Pinus elliottii	1"-1 2 " cal 30 gal, 10'-12' ht, 4'-
SLASH PINE	Magnolia	5' spr, 2"-2 2 " cal 30 gal, 8'-10'
SWEETBAY MAGNOLIA	virginiana	ht, 4'-5' spr, 2"-3" cal

NOTE: See "Tree Substitutions" for tabulating number of "tree credits" based upon size of tree used.



**GreenSprings - Section 302**  
**Landscape**

**LIST 2 - MINOR ACCENT TREES / SHRUBS**

<b>COMMON NAME</b>	<b>SCIENTIFIC</b>	<b>SIZE</b>
CRINUM	Crinum spp.	10 gal, 30" ht. x 30" spr., specimen
KING SAGO	Cycas revoluta	10 gal, 25" ht. x 25" spr., specimen
NATCHEZ CREPT MYRTLE	Lagerstroemia indica 'Natchez'	30 gal, 8'-10' ht., 4'-6' spr., 3-5 canes min w/1"-12" cal ea
NELLIE STEVEN'S HOLLY	Ilex 'Nellie R. Stevens'	30 gal, 7'-9' ht., 4'-6' spr., multi-trunk, full
TREE LIGUSTRUM	Ligustrum lucidum	30 gal, 6'-8' ht., 4'-6' spr., 3-5 canes min w/1"-12" cal ea

July 15, 1998



AL-302-3

## GreenSprings - Section 302 Landscape

### LIST 3 - MEDIUM TO TALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AZALEA - DUC DE ROHAN	Rhododendron 'Due de Rohan	3 gal, 16" ht
BEAUTY BERRY	Callicarpa americana	3 gal, 24" spr
BLACKHAW VIBURNUM	Viburnum obovatum	3 gal, 30" spr x 24" ht
BURFORD HOLLY	Llex cornuta 'Dwarf Burford'	3 gal, 16" spr x 12" ht
FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24" ht
FETTERBUSH	Lyonia lucida	3 gal
FIREBUSH	Hamelia patens	3 gal, 24" spr x 24" ht
GALLBERRY	Llex glabra	3 gal
PHILODENDRON	Philodendron selloum	3 gal, 30" spr x 20" ht
PINAPPLE GUAVA	Feijoa sellowiana	3 gal, 22" ht
SAW PALMETTO	Screnoa repens	1 gal, 10" spr x 10" ht
SIMPSON'S STOPPER	Myrcianthes fragrans	3 gal, 24" spr x 24" ht
THRYALLIS	Galphimia glauca	3 gal, 20" spr x 18" ht
VIBURNUM SUSPENSUM	Sandankwa viburnum	3 gal, 22" ht
WAX JASMINE	Jasminum volubile	3 gal, 28" spr x 16" ht
YELLOW ANISE	Lllicium parviflora	3 gal, 20" spr x 30" ht

July 15, 1998



AL-302-4

## GreenSprings - Section 302 Landscape

### LIST 4 - SMALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AFRICAN IRIS	<i>Diets vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamila purmila</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Llex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Llex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
EVERGREEN GIANT LIRIOPE	<i>Liriope muscari</i>	1 gal, 3-5 bibs, full
INDIAN HAWTHORN	<i>Raphiolepis india</i>	3 gal, 18" ht x 18" spr, full
MUHLY GRASS	<i>Muhlenbergia capilaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus shinensis</i> 'parsonii	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full

July 15, 1998



AL-302-5

## GreenSprings - Section 302 Landscape

### LIST 5 - GROUNDCOVERS / VINES, ETC.

COMMON NAME	SCIENTIFIC NAME	SIZE
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA		1 gal, 12" ht x 18" spr, full
CINNAMON FERN		1 gal, 3" ht, full
CORAL HONEYSUCKLE	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr, full
CREeping FIG	Osmunda cinnamomea	1 gal, 12" ht x 18" spr, full
CONFEDERATE JASMINE	Lonicera sempervirens	1 gal, 12" ht x 18" spr, full
DWARF NANDINA	Ficus pumila	1 gal, 18" ht x 12" spr, full
ENGLISH IVY	Trachelospermum jasminoides	liner
HOLLY FERN	Nandina domestica 'Nana'	1 gal, 8" ht, full
MININA JASMINE	Hedera helix	1 gal, 12" ht x 18" spr, full
MONDO GRASS	Cyrtomium falcatum	1 gal, 6" ht, full
PURPLE HEART	Trachelospermum asiaticum Minina'	1 gal, 16"-18" ht x 16"-18" spr,
SALVIA-NATIVE	Ophiopogon japonicus	full 1 gal, 18" ht x 12" spr, full 1
YELLOW LANTANA	Setcreasea pallida	gal, 12" ht x 18" spr, full
	Salvia coccinea	
	Lantana camilia	

July 15, 1998



AL-302-6



**HARBOR LINKS**  
**SECTION 203**  
**And**  
**THE ESTATES OF HARBOR LINKS**  
**SECTION 205**

**SECTION GUIDELINES**  
**Harbor Links – Section 203**

1.     **Address Plan**
2.     **Building Guidelines ..... AB**
3.     **Fence Guidelines ..... AF**



## DESIGN GUIDELINES

### Harbor Links- Section 203

#### Building

The following list summarizes those design elements which the **Modifications Committee** requires, recommends and/or encourages.

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design, and compatibility with surrounding residences. Repetition of elevations will not be approved for any remaining lot.
2. Accents constructed of brick or natural materials, such as wood are required.
3. Mailboxes must conform to the standard mailbox and house number design described in Appendix A-5 to the Guidelines for Harbor Links.
4. Roofs must have a minimum pitch of 5.9 degrees.
5. Minimum roof overhang is 16 inches. Minimum gable overhang is 6 inches.
6. Minimum fascia board must ~~by~~ be 1"x 8". Multiple fascia boards and frieze banding are encouraged.
7. Tile roofs are required. However, shingle roofs will be permitted where previously approved by the developer or the Modifications Committee.
  - a. Composition shingles, if previously approved by the developer or the Modifications Committee, must be dimensional fiberglass, fungus resistant (40-year warranty).
  - b. Shingle roofs may be replaced with shingles, or stone-coated metal that gives the appearance of approved shingles.
  - c. Tile roofs must be replaced with tile, or stone coated metal that gives the appearance of approved tile.
  - d. For tile roofs, the only options available for sealing or coating are as follows:
    - i. A clear 100% acrylic roof sealer, sheen not to exceed a semi-gloss finish; or
    - ii. 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.
8. Real brick and cultured stone applications are encouraged.
9. Screened porches must provide the same architectural detailing as the main structure.
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation (unless required by law) and all piping shall be painted to match the surrounding surfaces.
12. Roof vents should be placed, if feasible, so as not to be seen from the front elevation.
13. All fences must be built in accordance with the INSGs for fences in Harbor Links.
14. Rear porch supports must be minimum of 8"x 8" unless they are enclosed by a screened enclosure.
15. Landscape lighting is required in the front yard.
16. Back-to-back or back-to-side lots will be planted with a hedge.
17. Two Washington Palm street trees have been provided by the developer and are required **on every lot. Corner lots must have two additional Washington Palm street trees on the side.**



July 15, 1998

AB-203-1

DESIGN GUIDELINES  
Harbor Links - Section 203  
Fences

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved by the Modifications Committee prior to construction.

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AF-205-1



August 4, 1999

When fences are built:

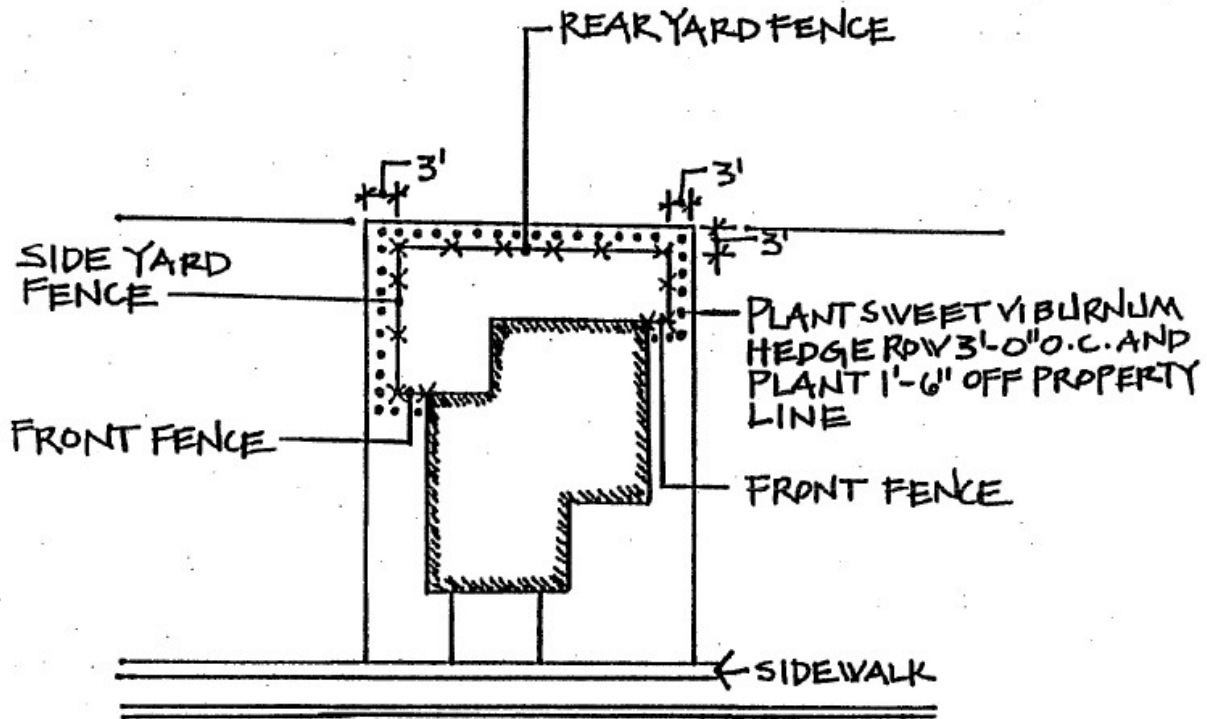
- 
- PLANT SWEET VIBURNUM  
HEDGE ROW 3' O.C., 1'-6"  
OFF FENCE LINES
- SIDEYARD FENCE
- FRONT FENCE
- FRONT FENCE
- 10' MN.
- SIDEWALK
- CORNER SIDEYARD FENCE

27370685.v1

**FOR ALL FENCES WITH REAR LOTS VISIBLE FROM PUBLIC VIEW:**

When fences are built:

- Fences shall be constructed as required for the BACK TO BACK AND SIDE TO SIDE LOT Fences.



AF-205-3

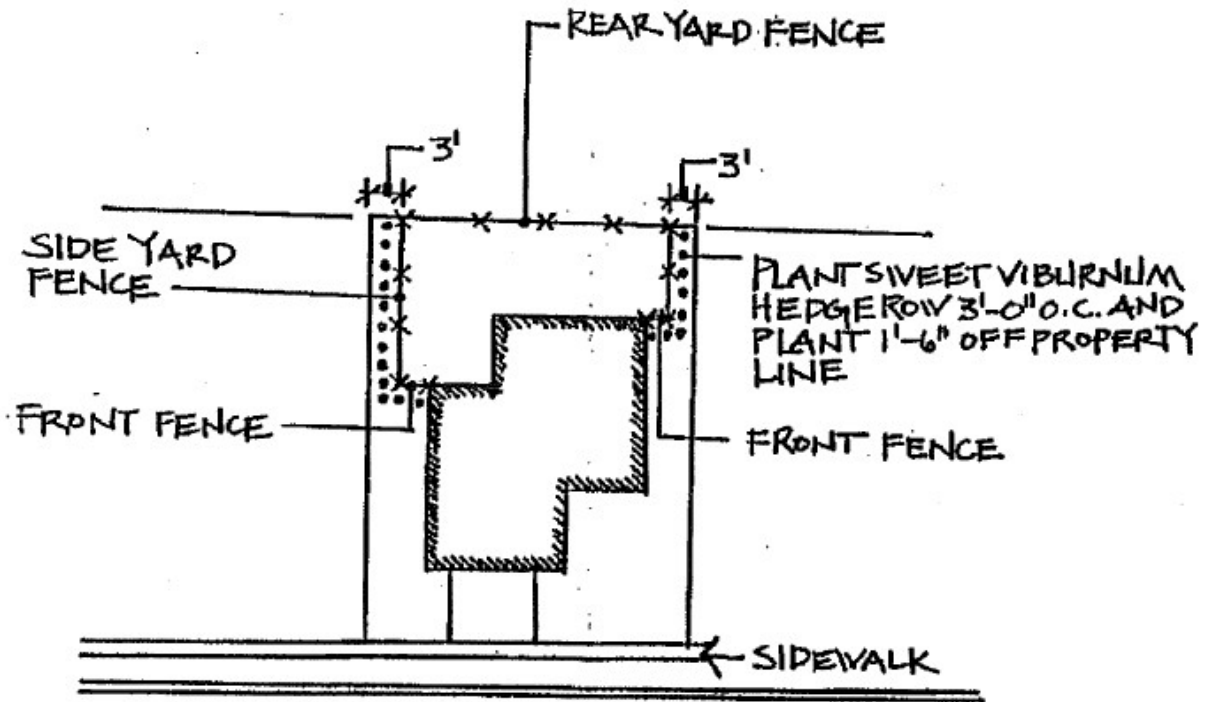


August 4, 1999

**FOR ALL FENCES WITH REAR LOTS NOT VISIBLE FROM PUBLIC VIEW:**

When fences are built:

- Side yard fences and front fences shall be constructed as required for BACK TO BACK AND SIDE TO SIDE LOT Fences.
- However, Rear yard fences may be built on the rear property line with no hedge.



AF-205-4

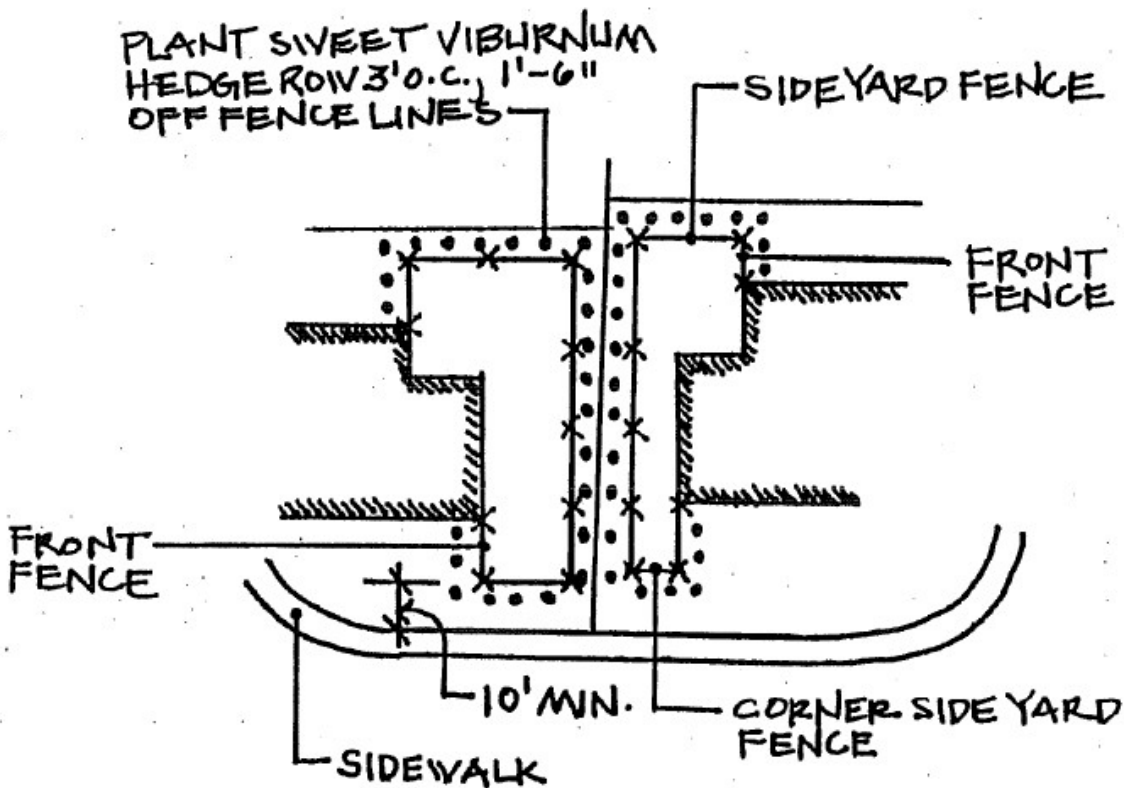


August 4, 1999



**FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS: :**

- Fences must be constructed of same materials as required for the BACK TO BACK AND SIDE TO SIDE LOT Fences.
- Fences shall be no closer to the public sidewalk than ten feet (10').
- All fences shall be screened, with a hedge (Sweet Viburnum preferred) planted a minimum of one and one half feet (1.5') from the public side of the fence so as to screen the fence from public view. Plants shall be a minimum 7-gallon Florida #1 or better planted three feet (3') on center.



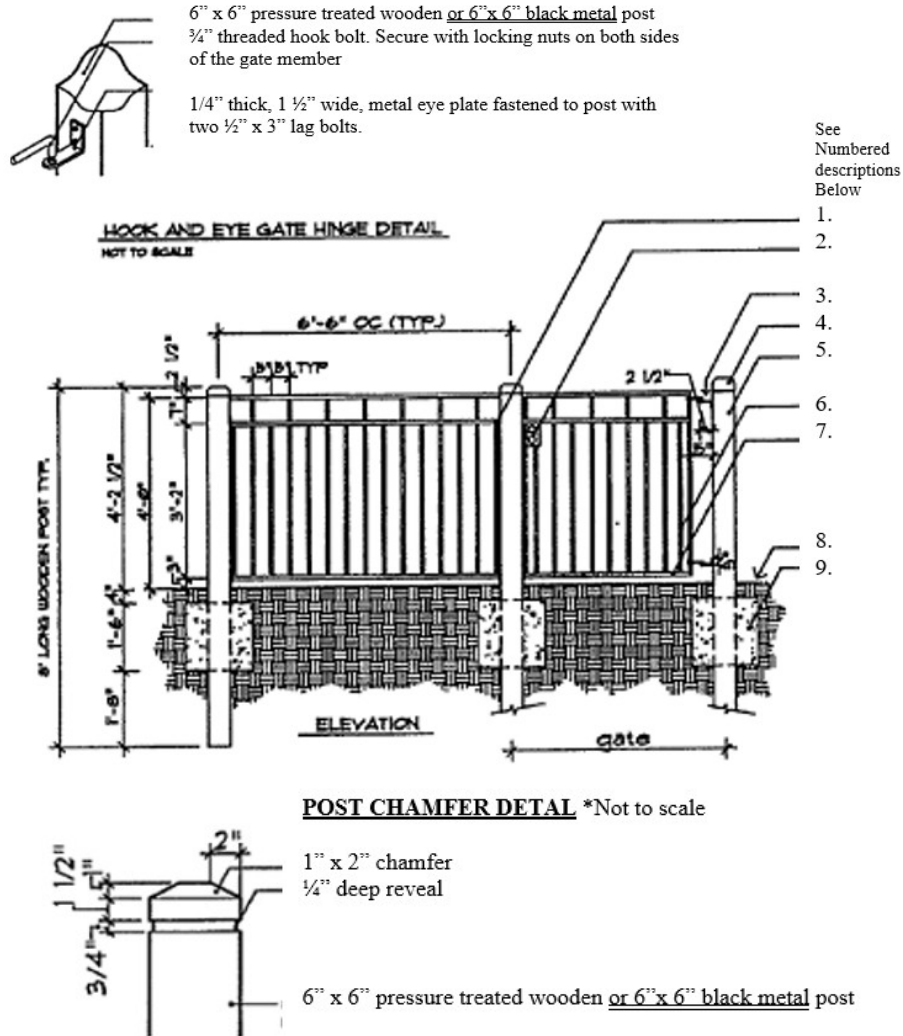
AF-205-5



August 4, 1999

## 48" Fence for Harbor Links and the Estates at Harbor Links

\*NOT TO SCALE



### DESCRIPTIONS FOR GATE DIAGRAM

1. Flange Connection sized to fit 1" x 2" rails
2. Gate Latch
3. Hook and eye gate hinge (see detail)
4. Post Chamfer (see detail)
5. 6" x 6" pressure treated wooden or 6" x 6" black metal fence posts w/ 1'-6" x 1'-6" concrete footing (2500 psi.)
6. 3/4" square steel tubing vertical pickets, shall be a maximum of 4" between pickets, but no less than 3" between pickets. Pickets that were spaced 5" o.c. before July 18, 2000 shall be grandfathered.
7. 1" x 2" x 1/8" steel tubing horizontal fence rails and gate frame, rails purchased in centerlines to accept insertion of vertical pickets. All fabrications shall be mitered and welded 100%
8. Finish grade
9. Concrete footing (3000 psi.)

### **NOTES:**

- All fencing material and hardware to be hot-dipped galvanized per ASTM A-48
- All metal must be factory black. If metal must be painted, it shall be properly etched to ensure adequate application of epoxy primer and paint finishes. Fences shall have natural wood (unpainted) or black metal posts. All metal shall be black. All wooden posts shall be

Southern Pine #2 with a minimum A0 pressure treated rating. Wooden posts shall be coated with a clear sealant.

- Vertical pickets to be welded on underside of horizontal channels and sanded smooth.
- Fence and gate hardware to be approved by the owner.

**DESIGN GUIDELINES**  
**The Estates of Harbor Links – Section 205**  
**Building**

The following list summarizes those design elements which the **Modifications Committee** requires, recommends and/or encourages:

1. Design approval will emphasize the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences. Repetition of elevations will be limited to three of the same elevation within the Estates and must be 5 lots apart between elevations.
2. Accents constructed of brick or natural materials, such as wood are required.
3. Mailboxes must conform to the standard mailbox and house number design described in Appendix A-5 to the Guidelines for Estates of Harbor Links.
4. Roofs must have a minimum pitch of 5.9 degrees.
5. Minimum roof overhang is 16 inches. Minimum gable overhang is 6 inches.
6. Minimum fascia board is 1" x 8". Multiple fascia boards and frieze banding are encouraged.
7. Tiled roofs are required, and must be nailed on per county code.
  - a. For tile roofs, the only options available for sealing or coating are as follows:
    - i. A clear 100% acrylic roof sealer, sheen not to exceed a semi-gloss finish; or
    - ii. 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.
  - b. Stone coated metal roofing is allowed as long as it gives the appearance of approved tile.
8. Real brick and stone applications are encouraged.
9. Screened porches must provide the same architectural detailing as the main structure.
10. Aluminum roof screen enclosures are not allowed.
11. Solar panels, if used, shall not be visible from the front elevation (unless required by law) and all piping shall be painted to match the surrounding surfaces.
12. Roof vents should be placed, if feasible, so as not to be seen from the front elevation.
13. All fences must be built in accordance with the INSGs for fences in Estates of Harbor Links.
14. Rear porch supports must be minimum of 8"x8" unless enclosed by screened enclosures.
15. Landscape lighting is required in the front yard.
16. Back to back or back to side lots will be planted with a hedge.
17. Two Washington Palm street trees have been provided by the developer and are required on every lot. Corner lots must have two additional Washington Palm street trees on the side.



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July 15, 1998

AB-205-1

**DESIGN GUIDELINES**  
**The Estates at Harbor Links - Section 205**  
**Fences**

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved by the Modifications Committee.

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AF-205-1

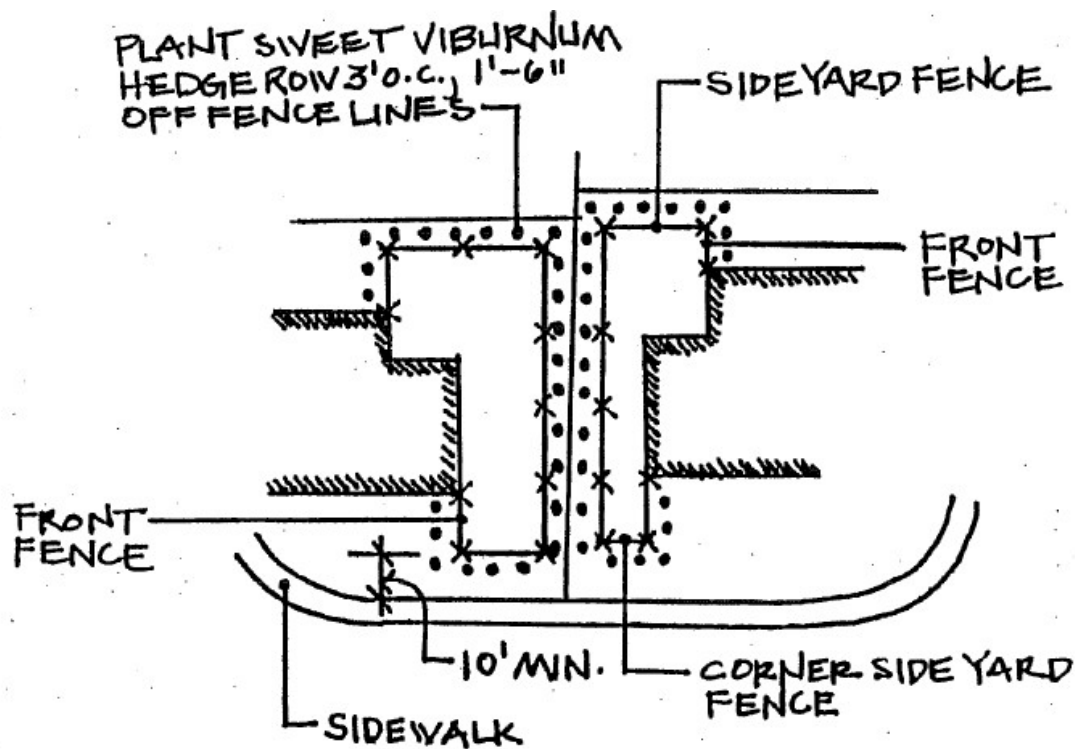


August 4, 1999

## FOR ALL BACK TO BACK AND SIDE LOTS:

When fences are built:

- All fences shall be 48 – inches tall and constructed of galvanized steel or aluminum fencing with pressure-treated wooden posts or black metal posts as specified in the details of this guideline.
- All fences shall be constructed a minimum of three feet (3') from side and rear property lines.
- All fences shall be screened with a hedge (Sweet Viburnum preferred) planted a minimum of one and one half feet (1.5') off the property line. Plants shall be a minimum of 7 gallon Florida #1 or better planted three feet (3') on center.
- Fences shall tie to the house no closer to the street than the rear corner of the home on the side to which the fence ties. Fences seen from the front of the house must be similarly screened from public view.



AF-205-2

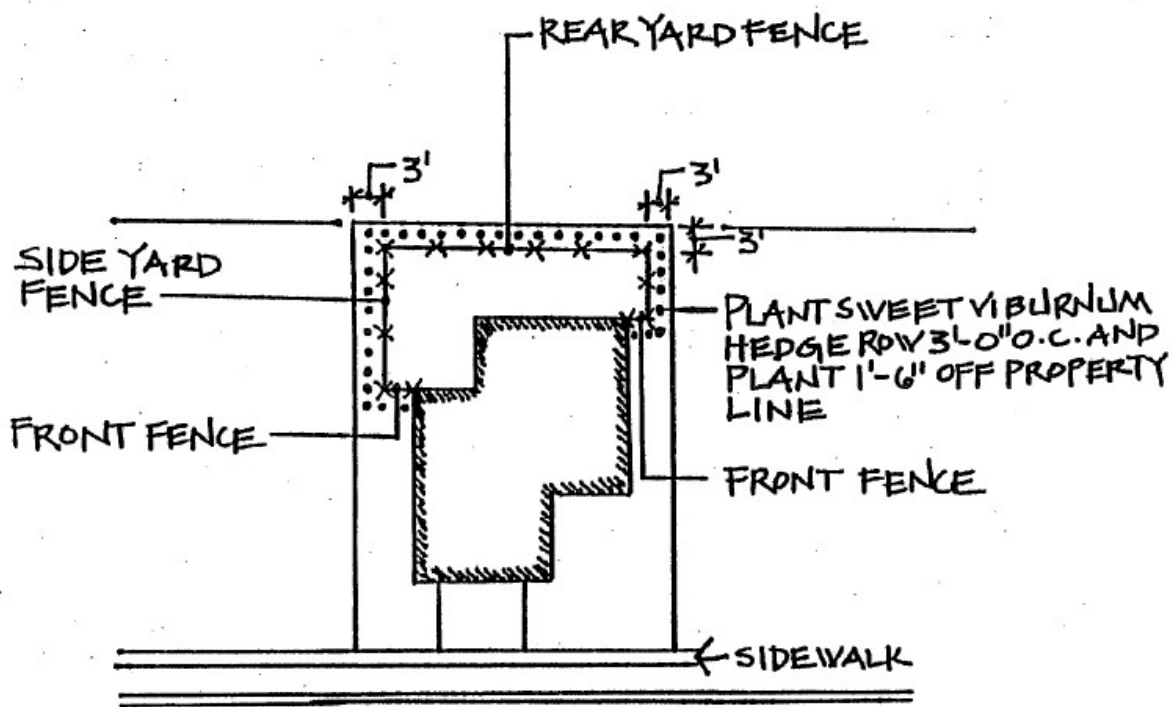


August 4, 1999

**FOR ALL FENCES WITH REAR LOTS VISIBLE FROM PUBLIC VIEW:**

When fences are built:

- Fences shall be constructed as required for the BACK TO BACK AND SIDE TO SIDE LOT Fences.



AF-205-3



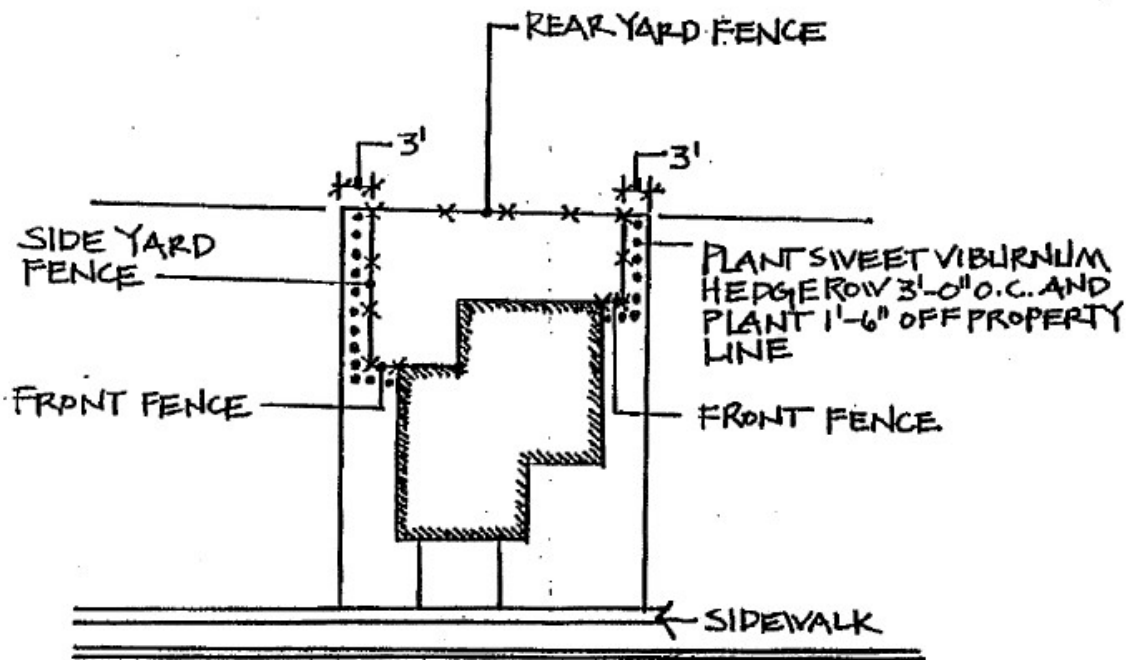
August 4, 1999

**FOR ALL FENCES WITH REAR LOTS NOT VISIBLE FROM PUBLIC VIEW:**

When fences are built:

- Side yard fences and front fences shall be constructed as required for BACK TO BACK AND SIDE TO SIDE LOT Fences.

However, Rear yard fences may be built on the rear property line with no hedge



AF-205-4

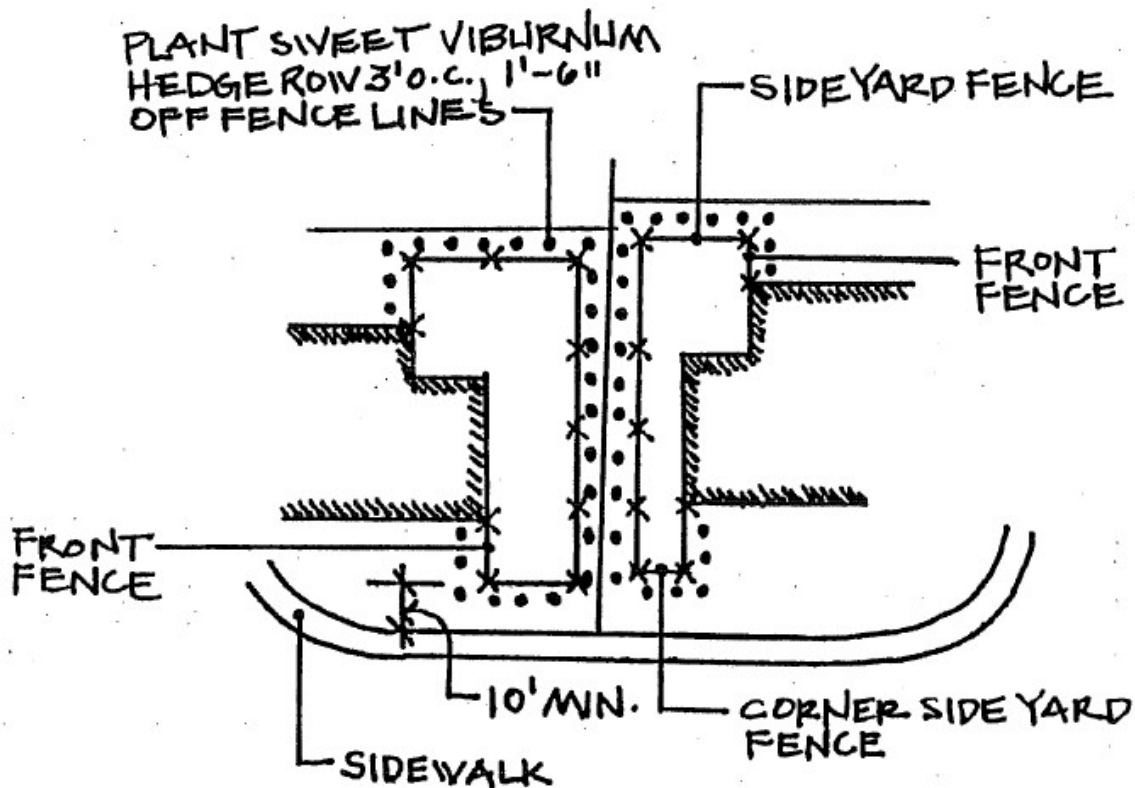


August 4, 1999



**FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:**

- Fences must be constructed of same materials as required for the BACK TO BACK AND SIDE TO SIDE LOT Fences.
- Fences shall be no closer to the public sidewalk than 10' – feet.
- All fences shall be properly screened, with a hedge (Sweet Viburnum preferred) planted a minimum of one and one half feet (1.5') from the public side of the fence so as to screen the fence from public view. Plants shall be a minimum 7-gallon Florida #1 or better planted three feet (3') on center.



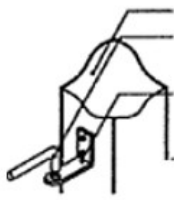
AF-205-5



August 4, 1999

## 48" Fence for Harbor Links and the Estates at Harbor Links

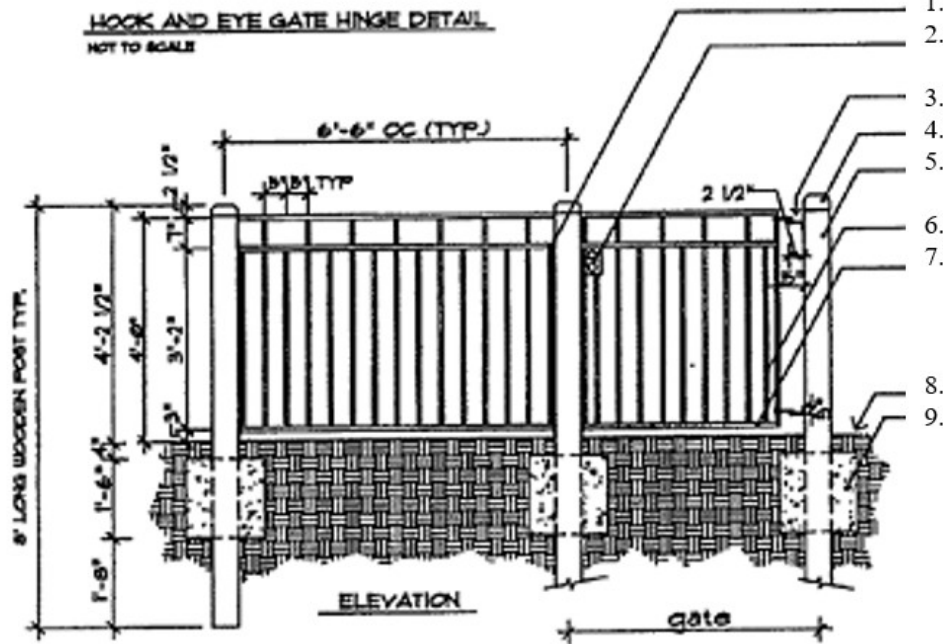
\*NOT TO SCALE



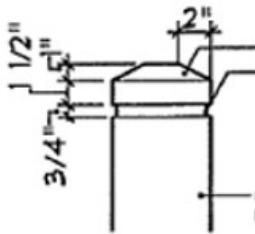
6" x 6" pressure treated wooden or 6" x 6" black metal post  
3/4" threaded hook bolt. Secure with locking nuts on both sides  
of the gate member

1/4" thick, 1 1/2" wide, metal eye plate fastened to post with  
two 1/2" x 3" lag bolts.

See  
Numbered  
descriptions  
Below



### POST CHAMFER DETAIL \*Not to scale



1" x 2" chamfer  
1/4" deep reveal

6" x 6" pressure treated wooden or 6" x 6" black metal post

### DESCRIPTIONS FOR GATE DIAGRAM

1. Flange Connection sized to fit 1" x 2" rails
2. Gate Latch
3. Hook and eye gate hinge (see detail)
4. Post Chamfer (see detail)
5. 6" x 6" pressure treated wooden or 6" x 6" black metal fence posts w/ 1'-6" x 1'-6" concrete footing (2500 psi.)
6. 3/4" square steel tubing vertical pickets, shall be a maximum of 4" between pickets, but no less than 3" between pickets. Pickets that were spaced 5" o.c. before July 18, 2000 shall be grandfathered.
7. 1" x 2" x 1/8" steel tubing horizontal fence rails and gate frame, rails purchased in centerlines to accept insertion of vertical pickets. All fabrications shall be mitered and welded 100%

8. Finish grade
9. Concrete footing (3000 psi.)

**NOTES:**

- All fencing material and hardware to be hot-dipped galvanized per ASTM A-48
- All metal products must be factory black. If metal must be painted, it shall be properly etched to ensure adequate application of epoxy primer and paint finishes. Fences shall have natural wood (unpainted) or black metal posts. All metal shall be black.
- All wooden posts shall be Southern Pine #2 with a minimum A0 pressure treated rating. Wooden posts shall be coated with a clear sealant.
- Vertical pickets to be welded on underside of horizontal channels and sanded smooth.
- Fence and gate hardware to be approved by the owner.

**KESWICK FOREST**  
**SECTION 117**

**DESIGN GUIDELINES**  
**Keswick Forest – Section 117**  
**Building**

Guideline not prepared.

**KINGSFORD**  
**SECTION 377**

**DESIGN GUIDELINES**  
**Kingsford - Section 377**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles if used will be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero pitch is not allowed.
5. All fences must be built in accordance with AF-377.
6. Minimum gable overhang is 8 inches.

\*\*\*Note: The restriction on white screen enclosures was eliminated in 2012. Therefore, white and bronze enclosures are permitted

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April 6, 2002



AB-377-1

**DESIGN GUIDELINES**  
**Kingsford Section 377**  
**Fences**

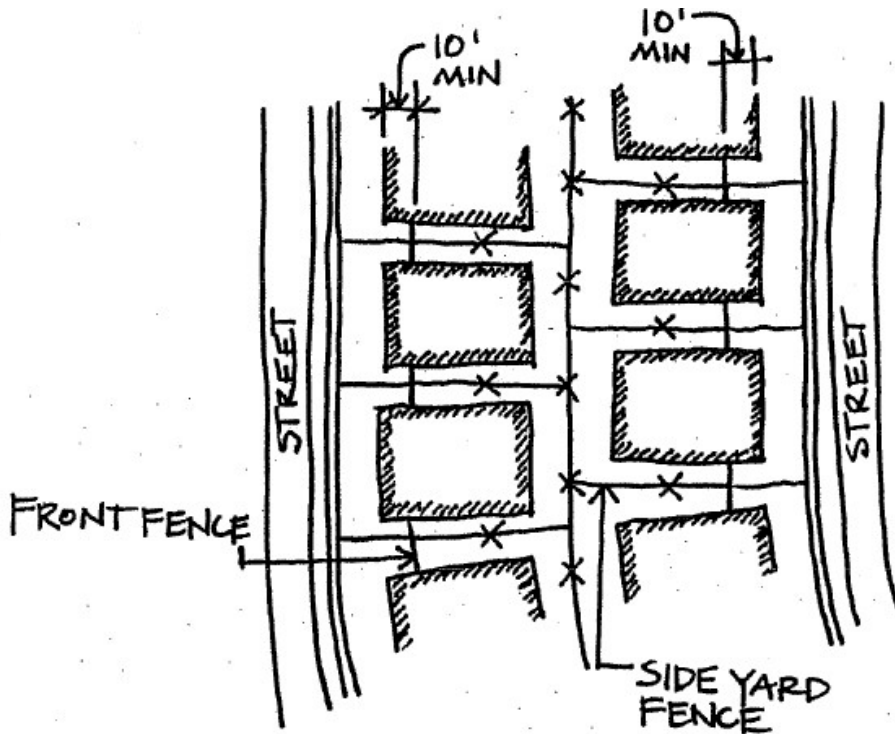
INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.



## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-377-2

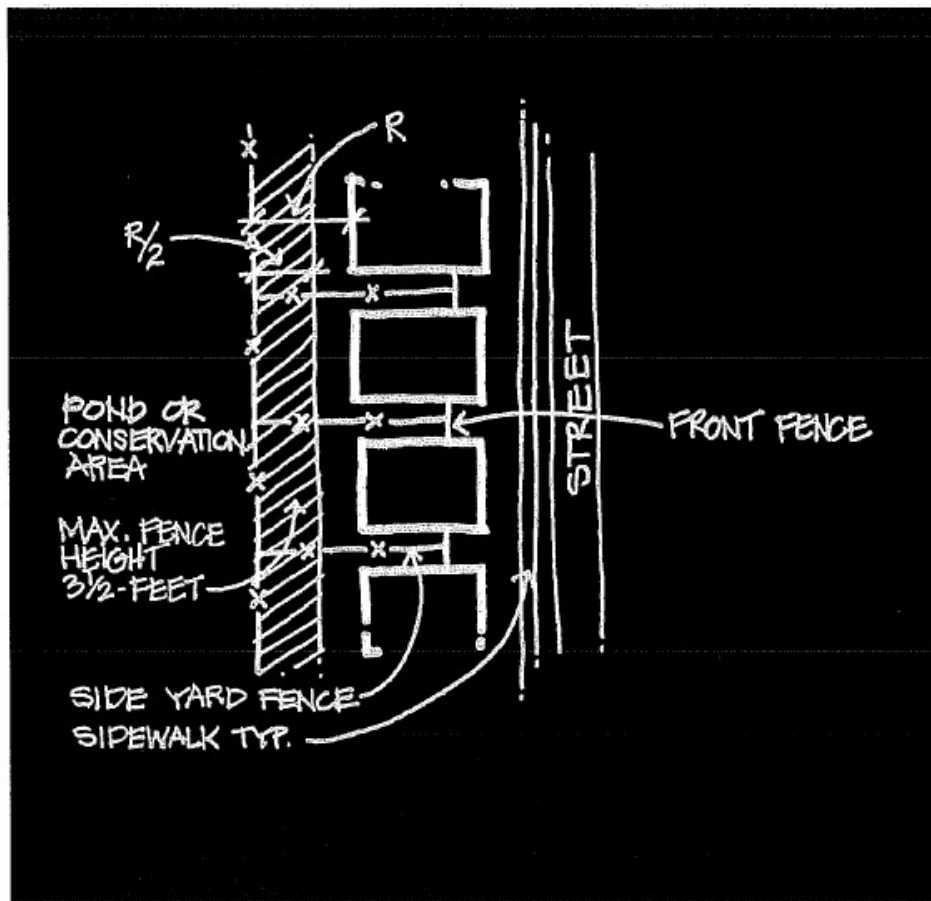


June 5, 1998

## FOR FENCES ON PONDS OR CONSERVATION AREAS AND NOT VISIBLE FROM PUBLIC-VIEW:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is not visible from across a pond or conservation area, a 3 2 - foot maximum height .fence is allowed. The only exception to the maximum height within zone is a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-377-3

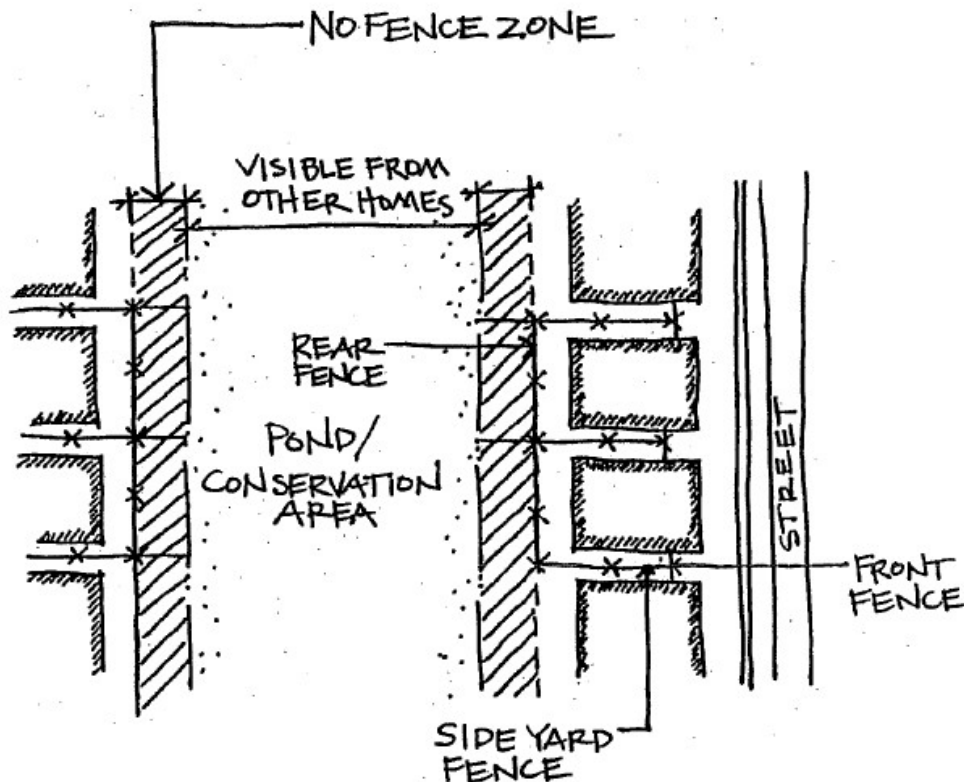


June 5, 1998

## FOR FENCES ON PONDS OR CONSERVATION AREAS AND VISIBLE FROM PUBLIC VIEW:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-377-4



June 5, 1998

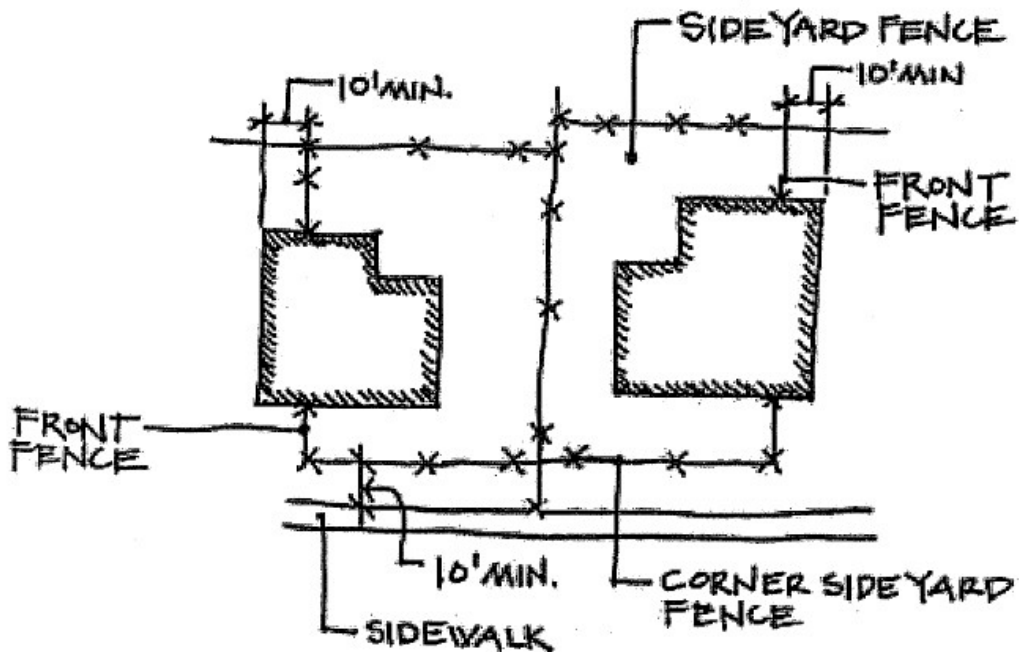
1827107.1

27370685.v1

## FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 - feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-377-5



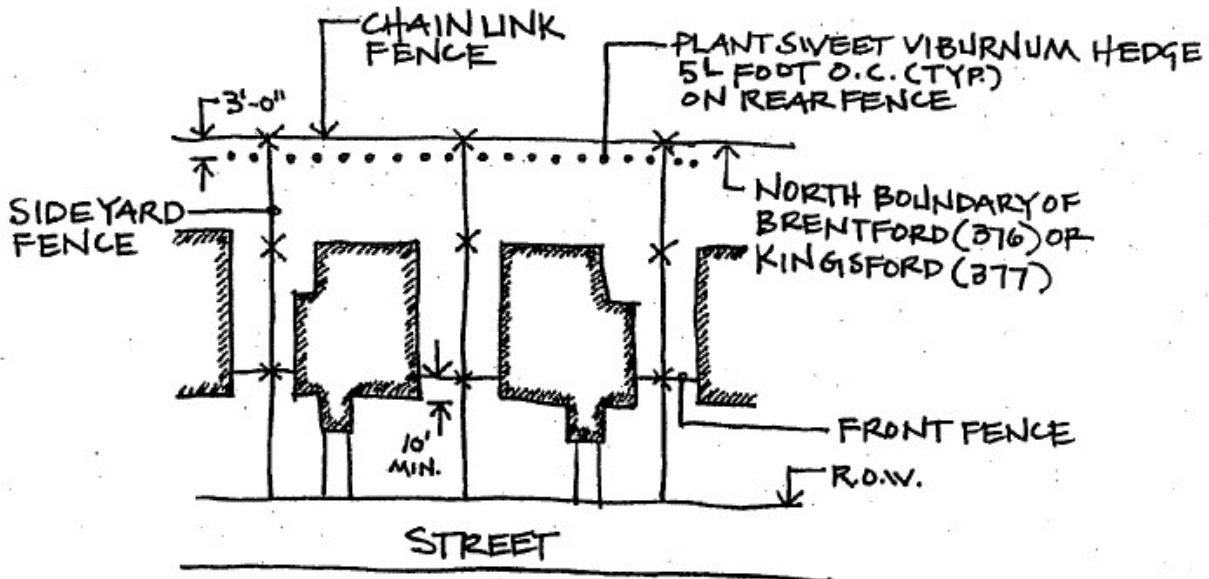
June 5, 1998

**FOR ALL FENCES BACKING ON THE NORTH BOUNDARY OF SECTIONS 376 (BRENTFORD) AND 377 (KINGSFORD):**

1. Rear fences on these lots must be 6 -foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

**FOR ALL FENCES BACKING ON GRETNA GREEN OR MONTAGUE:**

1. Lots backing on Gretna Green Drive or Montague do not extend to the right-of-way (ROW)



of said street. A 20 – foot landscape buffer, owned by the Westchase East Community

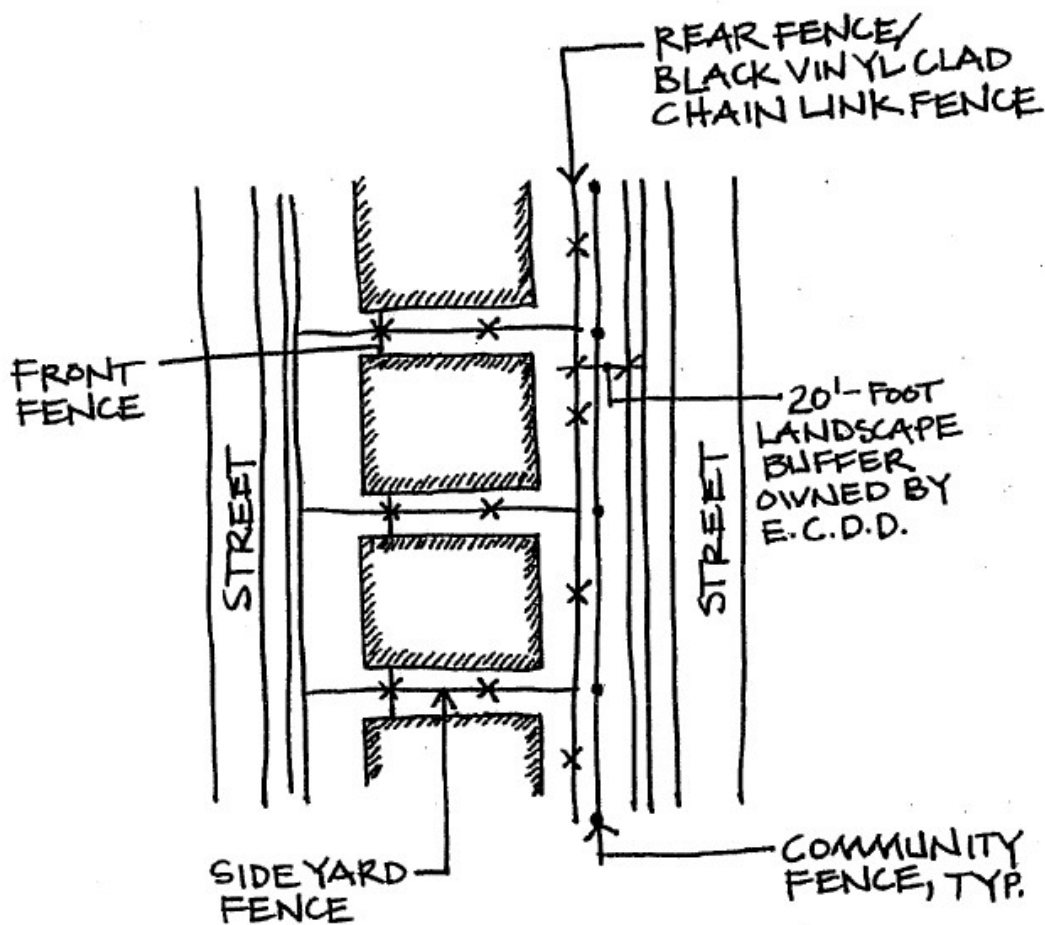
AF-377-6



June 5, 1998

Development District, is located between the lots and the street ROW. The developer installed a wrought iron fence (Community Fence) within this landscape buffer. Therefore, private fences cannot tie into the Community Fence.

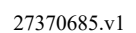
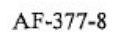
2. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-377-7



June 5, 1998



**RADCLIFFE**  
**SECTION 221**



**DESIGN GUIDELINES**  
**Radcliffe - Section 221**  
**Building**

The following list summarizes those design elements which the NCC requires, recommends and/or encourages.

1. Emphasis on the aesthetics of exterior architectural theme, detailing, landscape design and compatibility with surrounding residences.
2. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood and brick.
3. Conformance with the standard mailbox/house number design. Appendix 4-Mailboxes
4. Minimum gable overhand is 6 inches.
5. Minimum fascia board is 1"x 8" cedar. Wider fascia boards and frieze banding are encouraged.
6. All gable materials shall match exterior walls.
7. Composition roof shingles, if used should be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofing is highly encouraged. Other roofing materials will be considered based on specific architectural style of the house.
8. Real brick and cultured stone applications are encouraged. Scored stucco banding is **not** allowed.
9. Screened porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed unless compatible with the architectural styling (i.e. Key West type styling).
10. Aluminum roof screen enclosures are **not** allowed.
11. Solar panels, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
12. Roof vents should be placed, if feasible, so as not to be seen from the front elevation.
13. All fences must be approved by the **MC**. No fence **Guideline** has been established for this section.



14. Conservation areas and views to same cannot be fenced to block an adjoining homes view. Fences constructed adjacent to conservation or lake areas from the rear lot lines to a point half the distance from the rear corner of the home to the rear lot line must be 32 feet. The only exception to this height is for a 4-foot fence around a pool not enclosed by a screened enclosure.
15. Porch supports must be a minimum of 8"x 8".



**RESERVE AT WESTPARK VILLAGE**  
**SECTION 326**  
**(Tract D-3 – Partial Replat)**

**Reserve at Westpark Village**  
**FENCE GUIDELINE**

The voting members have aproved an Individual Neighborhood Section Guideline ONLY for The Reserve at West Park Village to allow a 6 foot solid (privacy) white vinyl fence.

1. Fence panels shall be solid (privacy) white vinyl and be a *consistent height of six foot (6') without latticework or pickets.*
2. Fence panels shall have a flat top rail and bottom rail.
3. Posts shall be white vinyl, be a minimum of five inch by five inch (5" x 5") by nine feet (9') and set in the ground three feet (3').
4. Post spacing shall be a minimum of six feet (6') and no more than eight feet (8').
5. Posts shall have a flat top cap.



**Reserve at Westpark Village**  
**COLOR PALETTE GUIDELINE**

According to the Westchase Residential Guidelines Section 2.1.12 (5) - A minimum of two (2) and a maximum of three (3) paint colors are permitted per unit. One color must be declared as the body color. Any siding must be painted body color only.

The voting members have approved an exception to this guideline for the Reserve at Westpark Village to allow a maximum of 4 colors on their units, with the lower first floor being SW#6105 for all units, the second and third floor units siding to be alternating colors on each unit, trim to be SW#7005 for all units, and door color to be SW#6328 for all units. Proposed colors for body, siding, trim and doors have been selected from the Westchase Master Color Palette. The proposed paint swatch numbers reference Sherwin-Williams (SW) colors.

Bldg 1 – units 9535-9545 WPV – Siding colors: SW6067, 6168, 6242, 6213, 6681, 7024

Bldg 2 – units 9587-9597 Cavendish– Siding colors: SW7024, 6681, 6213, 6242, 6168, 6067

Bldg 3 – units 9575-9585 Cavendish– Siding colors: SW6067, 6168, 6242, 6213, 6681, 7024

Bldg 4 – The following colors have been approved:

Lot 1/Block 3/Building 4 (9571 Cavendish Drive): Stucco: Divine White (SW 6105); Siding: Mocha (SW 6067); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328)

Lot 2/ Block 3/Building 4 (9569 Cavendish Drive) Stucco: Divine White (SW 6105); Siding: Modern White (SW 6168); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328)

Lot 3/ Block 3/Building 4 (9567 Cavendish Drive) Stucco: Divine White (SW 6105); Siding: Bracing Blue (SW 6242); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328)

Lot 4/ Block 3/Building 4 (9565 Cavendish Drive) Stucco: Divine White (SW 6105); Siding: Halcyon Green (SW 6213); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328)

Lot 5/ Block 3/Building 4 (9563 Cavendish Drive) Stucco: Divine White (SW 6105); Siding: Butter Up (SW 6681); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328)

Bldg 5 - The following colors have been approved:

Lot 6/Block 3/Building 5 (9559 Cavendish Dr.): Stucco & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Functional Gray (SW7024); Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

Lot 7/Block 3/Building 5 (9557 Cavendish Dr.): Stucco & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Functional Gray (SW7024); Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

Lot 8/Block 3/Building 5 (9555 Cavendish Dr.): Stucco & Garage: Divine White (SW 6105); Siding Halcyon Green (SW 6213); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328).

Lot 9/Block 3/Building 5 (9553 Cavendish Dr.): Stucco & Garage: Divine White (SW 6105); Siding: Halcyon Green (SW 6213); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328).

Lot 10/Block 3/Building 5 (9551 Cavendish Dr.): Stucco & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Functional Gray (SW7024); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328).

Lot 11/Block 3/Building 5 (9549 Cavendish Dr.): Stucco & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Functional Gray (SW7024); Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.



Bldg 6 - The Voting Members gave final approval for the following colors at their December 11, 2018 meeting:

(9539 Cavendish.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Halcyon Green with gables being Functional Gray (SW7024); Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

(9541 Cavendish Dr.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Gables Siding 3<sup>rd</sup> fl: Functional Gray (SW7024); 3<sup>rd</sup> Fl Batten Board: Modern White (SW6168) Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

(9543 Cavendish Dr.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Gables Siding 3<sup>rd</sup> fl: Functional Gray (SW7024); 3<sup>rd</sup> Fl Batten Board: Modern White (SW6168) Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

(9545 Cavendish Dr.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Halcyon Green with gables being Functional Gray (SW7024); Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

Bldg 7 - The Voting Members gave final approval for the following colors at their December 11, 2018 meeting:

(9531 Cavendish.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Halcyon Green with Gables being Functional Gray (SW 7024); Trim: Pure White (SW 7005); Front Door: Fireweed {SW 6328}.

(9533 Cavendish Dr.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Gables Siding 3<sup>rd</sup> fl: Functional Gray (SW 7024); 3<sup>rd</sup> Fl Batten Board: Modern White (SW 6168) Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328).

(9535 Cavendish Dr.): Stucco 1<sup>st</sup> fl & Garage: Divine White (SW 6105); Siding 2<sup>nd</sup> fl: Halcyon Green (SW 6213); Siding 3<sup>rd</sup> fl: Halcyon Green with Gables being Functional Gray (SW 7024); Trim: Pure White (SW 7005); Front Door: Fireweed (SW 6328).).

**SAVILLE ROWE**  
**SECTION \_\_\_\_\_**



**STAMFORD**  
**SECTION 371**

**SECTION GUIDELINES**  
**Stamford – Section 371**

1. **Address Plan**
2. **Building Guidelines.....AB**
3. **Fence Guidelines .....AF**



[illegible]

**HEIDI & ASSOCIATES, Inc.**  
One Lombard Avenue - Suite 100  
Evanston, Illinois 60201  
(708) 326-1000

DATE JUL 5 1963

**DESIGN GUIDELINES**  
**Stamford - Section 371**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are not allowed.
2. Composition roof shingles if used will be dimensional fiberglass, fungus resistant (25 year warranty). Tile roofs are encouraged.
3. Chimneys must be either stucco or same material as the majority of the home.
4. Porch and screen enclosure roofs must have a pitch. A zero-roof is not allowed.
5. All fences must be built in accordance with appendix AF-370.
6. Minimum gable overhang is 8 inches.
7. Upon request for a variance to the guidelines, screened enclosures with bronze frames and charcoal screens may be approved only when all three of the following are satisfied:
  - a. The window frames must be bronze.
  - b. The enclosure is not visible across a lake, pond, or mitigation area.
  - c. The enclosure is located on an interior or a conservation lot.

## **DESIGN GUIDELINES**

### **Stamford Section 371**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-371-1

April 8, 1998



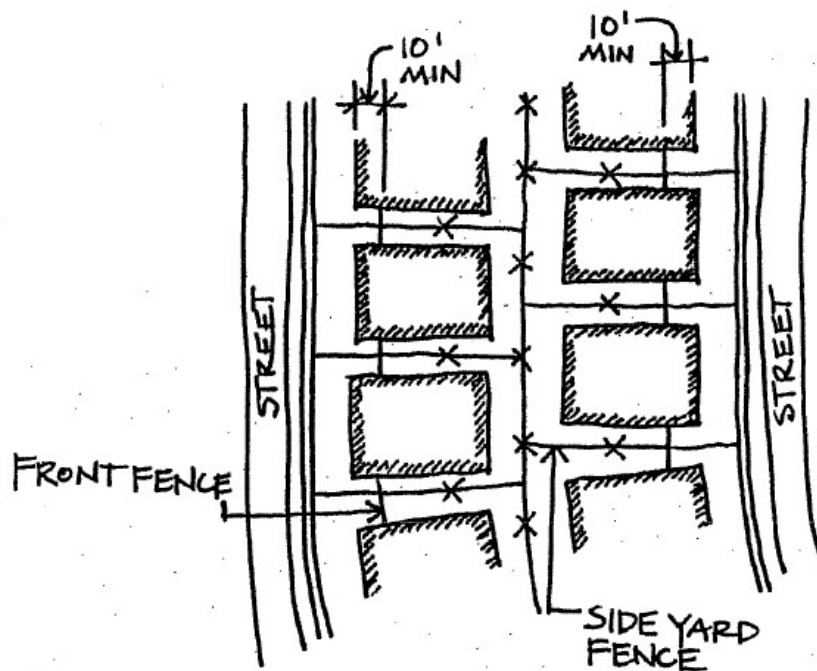
## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE

**LOTS:** When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.

In addition to the permitted shadowbox materials noted in Section 2.2.15(A)(1), vinyl fence material is also permitted as specified in the Fence Material Guideline Section 2.2.15(D), with design elements for the vinyl fence material remaining the same per the Residential Guidelines for shadowbox fences. (**Guideline Amendment approved at the 03/19/13 Voting Member meeting**)

2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



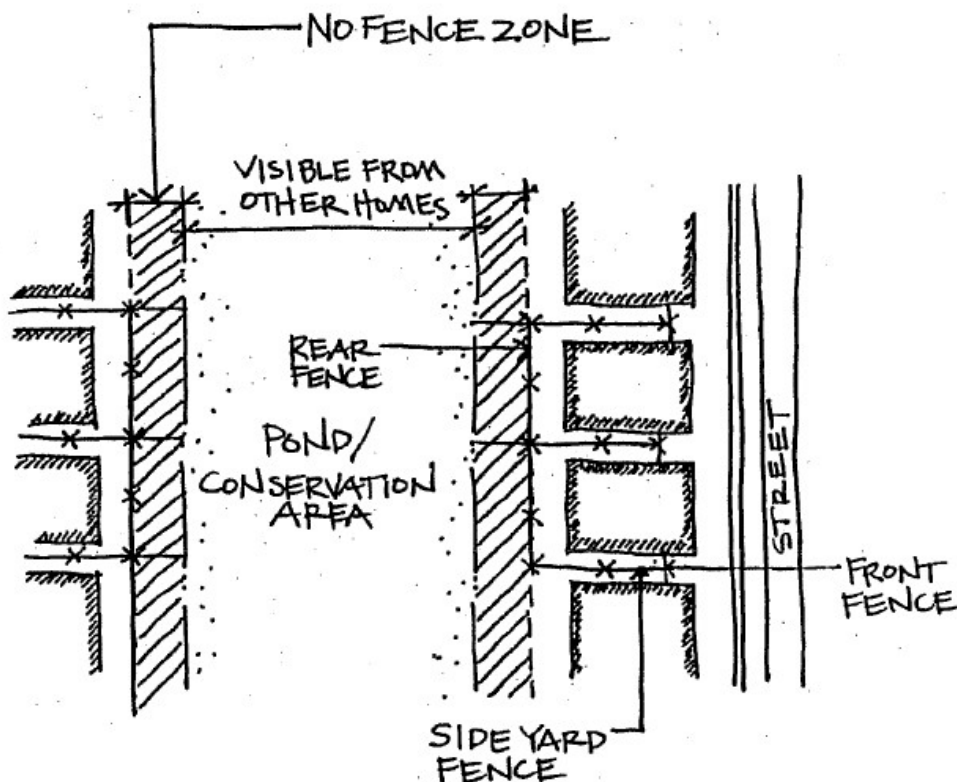
## FOR FENCES ON PONDS OR CONSERVATION AREAS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.

In addition to the permitted shadowbox materials noted in Section 2.2.15(A)(1), vinyl fence material is also permitted as specified in the Fence Material Guideline Section 2.2.15(D), with design elements for the vinyl fence material remaining the same per the Residential Guidelines for shadowbox fences. (Guideline Amendment approved at the 03/19/13 Voting Member meeting)

2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-371-3

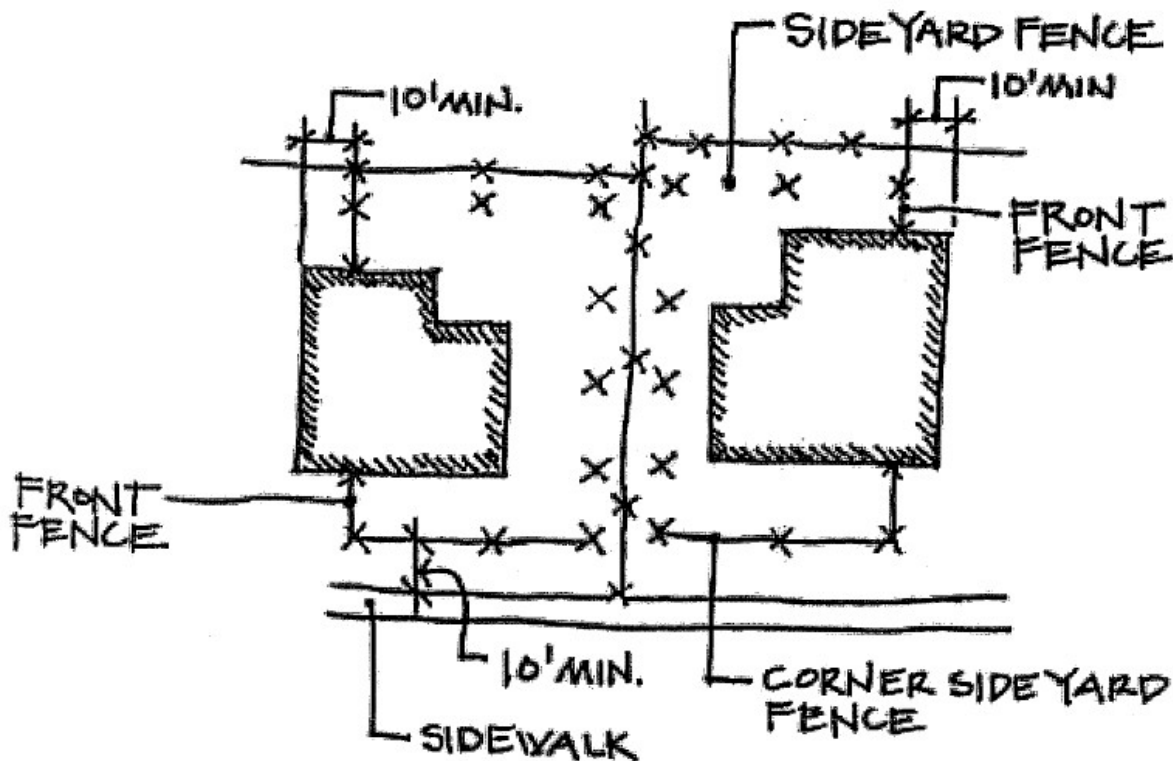
## FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.

In addition to the permitted shadowbox materials noted in Section 2.2.15(A)(1), vinyl fence material is also permitted as specified in the Fence Material Guideline Section 2.2.15(D), with design elements for the vinyl fence material remaining the same per the Residential Guidelines for shadowbox fences. (Guideline Amendment approved at the 03/19/13 Voting Member meeting)

2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 -feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-371-4



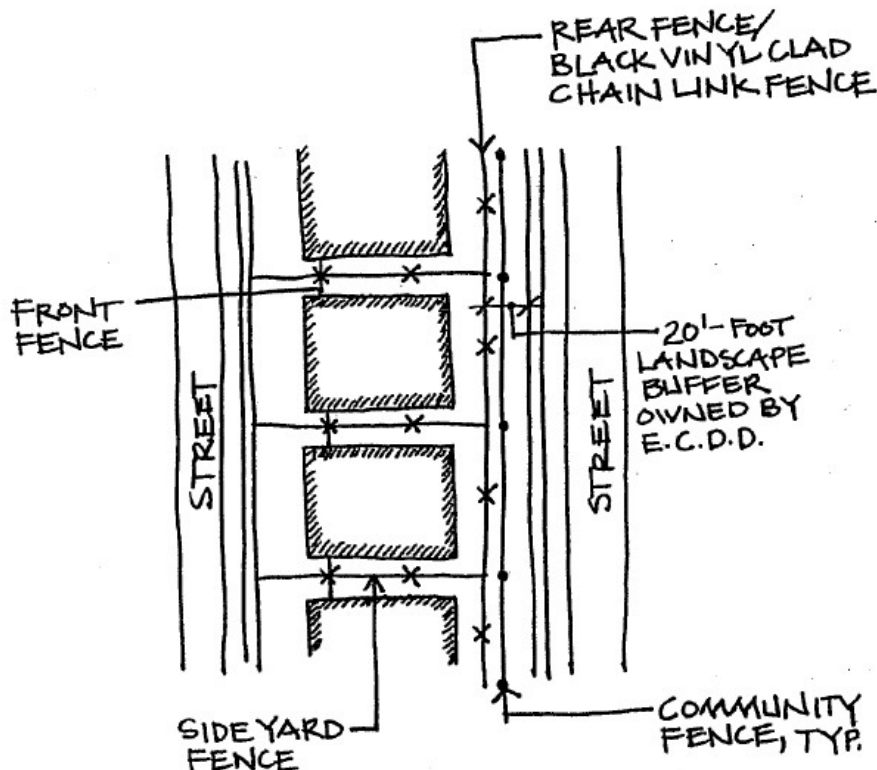


## FOR ALL FENCES BACKING ON GREYNA GREEN OR MONTAGUE:

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.

In addition to the permitted shadowbox materials noted in Section 2.2.15(A)(1), vinyl fence material is also permitted as specified in the Fence Material Guideline Section 2.2.15(D), with design elements for the vinyl fence material remaining the same per the Residential Guidelines for shadowbox fences. (Guideline Amendment approved at the 03/19/13 Voting Member meeting)

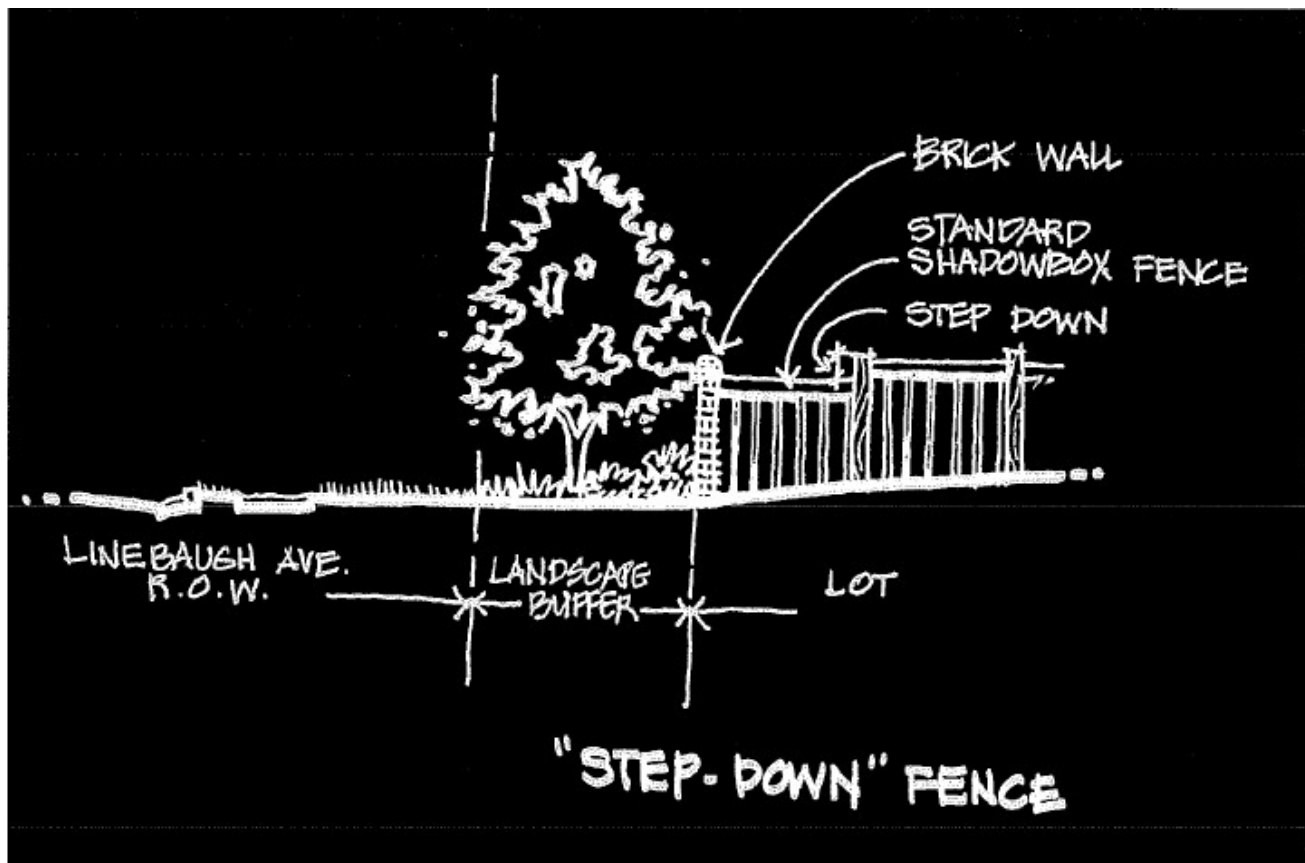
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



## FOR ALL FENCES BACKING ON LINEBAUGH:

1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the standard 6-foot shadowbox fence is greater than the height of the wall, the shadow box fence should be stepped down in the last panel, so as not to be visible from Linebaugh.

In addition to the permitted shadowbox materials noted in Section 2.2.15(A)(1), vinyl fence material is also permitted as specified in the Fence Material Guideline Section 2.2.15(D), with design elements for the vinyl fence material remaining the same per the Residential Guidelines for shadowbox fences. (Guideline Amendment approved at the 03/19/13 Voting Member meeting)

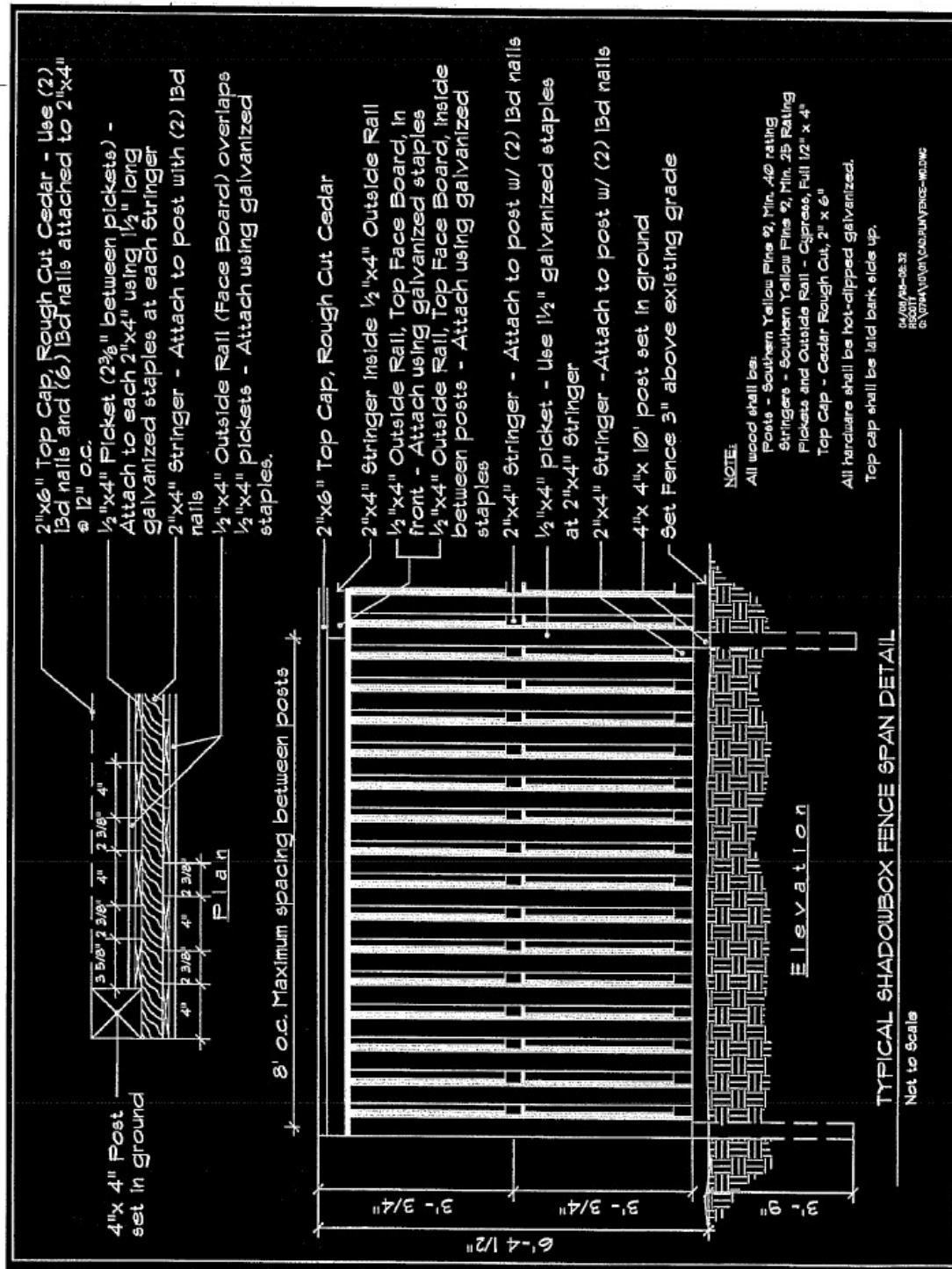


December 3, 1998

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343

27370685.v1



AF-371-7

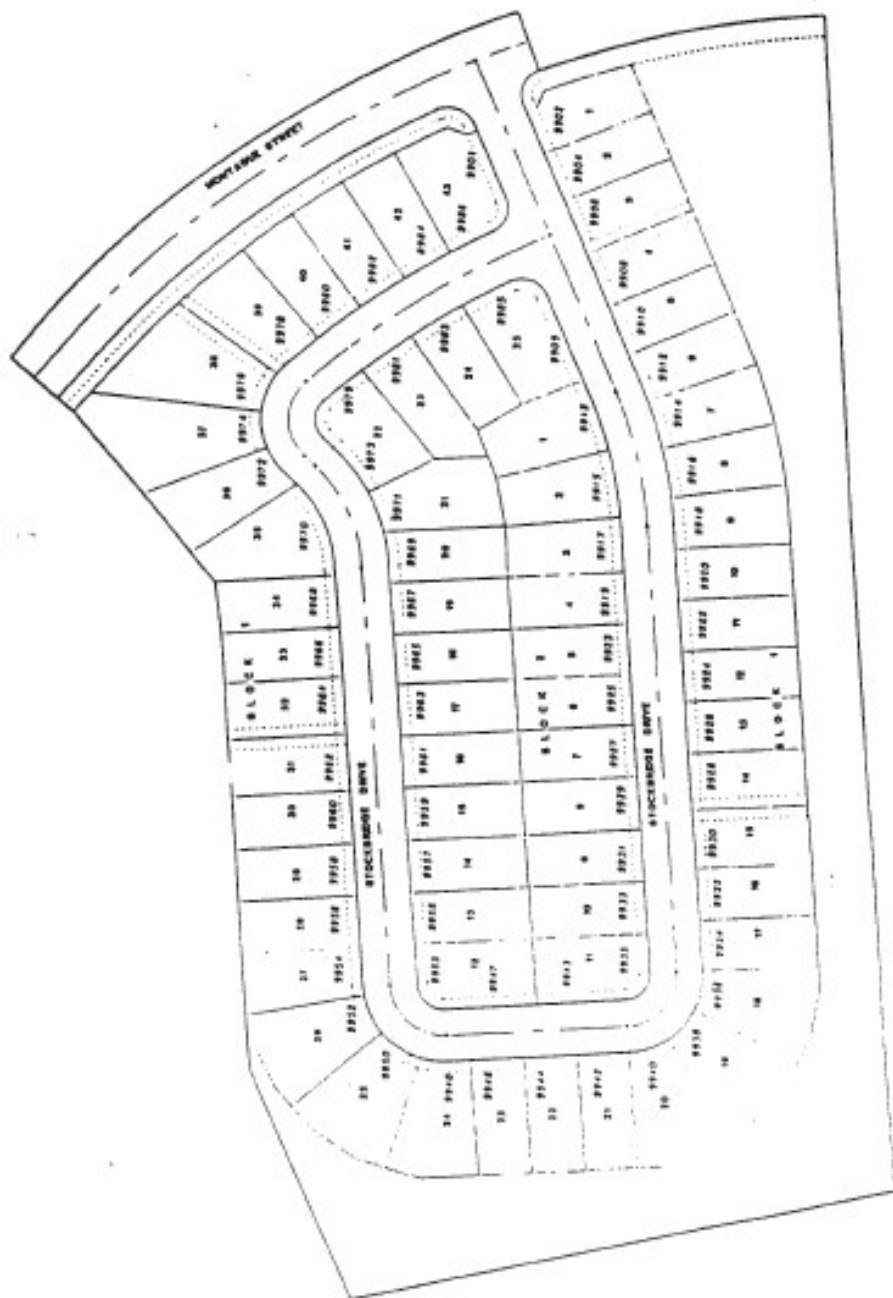
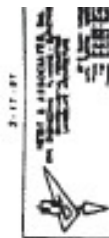
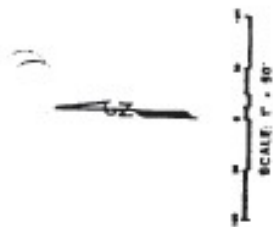
**STOCKBRIDGE**  
**SECTION 378**

**SECTION GUIDELINES**  
**Stockbridge – Section 378**

1.     **Address Plan**
2.     **Building Guidelines.....AB**
3.     **Fence Guidelines ..... AF**

July 17, 1998





# WESTCHASE SECTION 378 ADDRESS PLAN

**DESIGN GUIDELINES**  
**Stockbridge - Section 378**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake-lot screened enclosures must be either "bird cage" or shed roof with wood trim.
2. Fascia shall be a minimum of 1" x 6".
3. Roofs shall be composition or built up. Roof shingles shall be fiberglass, fungus resistant (20 year warranty). Builder choice as indicated by both builders will be dimensional shingle.
4. Siding material other than stucco must be submitted to and approved by the **NCC**. Siding material must be the same color as the exterior walls of the house.
5. Stucco Brick is **not** allowed unless it is painted a uniform color and its use is specifically approved in writing by the **NCC**.
6. All fences must be built in accordance with AF-378.

July 17, 1998



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AB-378-1

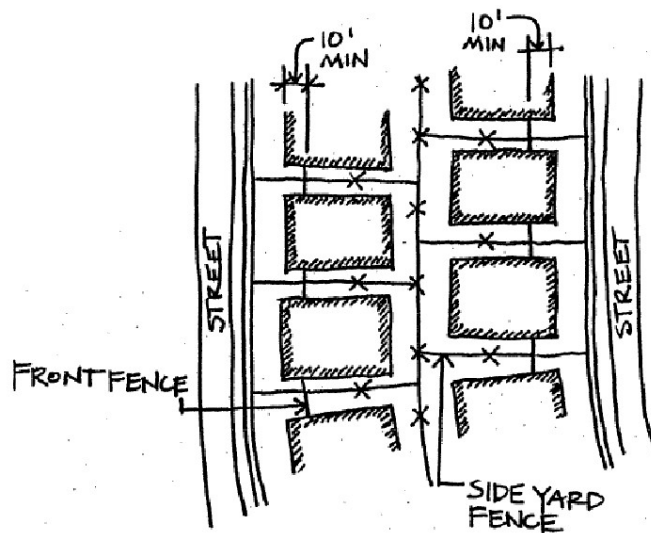
**DESIGN GUIDELINES**  
**Stockbridge Section 378**  
**Fences**

**A. MATERIALS AND STYLES FOR FENCES ON ALL LOTS:**

1. All materials and styles for fences permitted in Section 2.2.15 of the Guidelines, as amended from time to time, shall be permitted in Stockbridge.

**B. FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:**

1. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
2. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

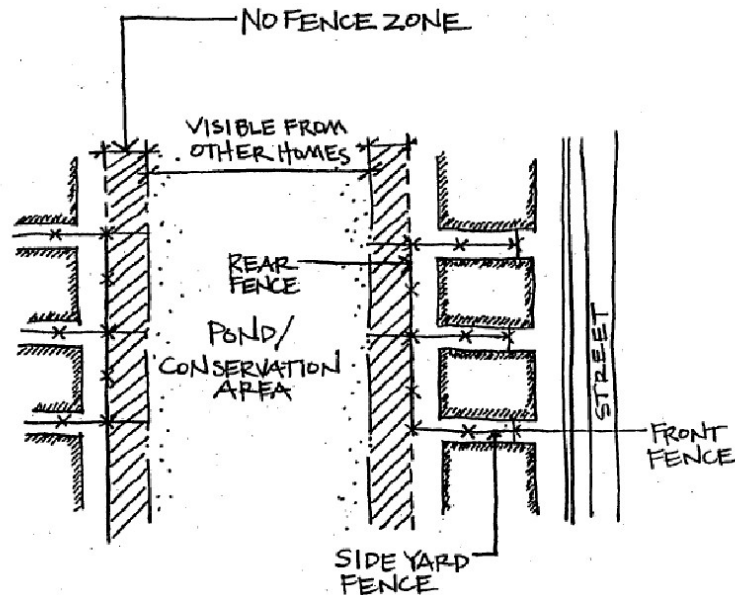


**C. FOR FENCES ON PONDS OR CONSERVATION AREAS:**

1. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.

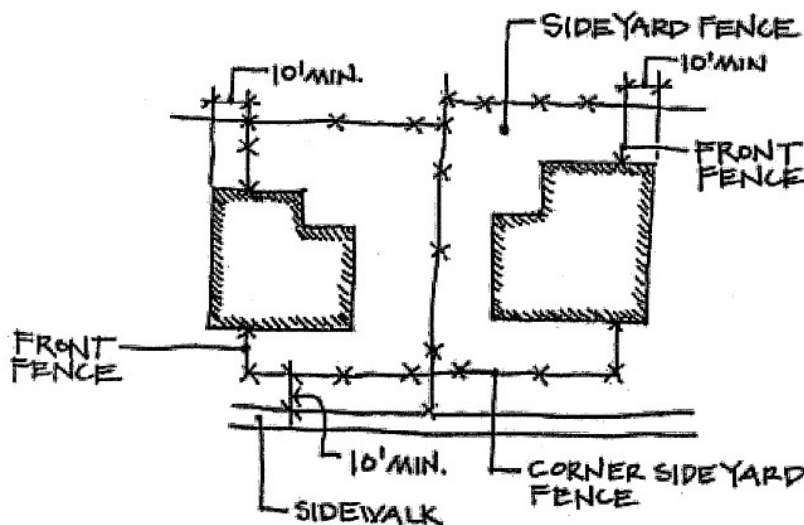


2. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



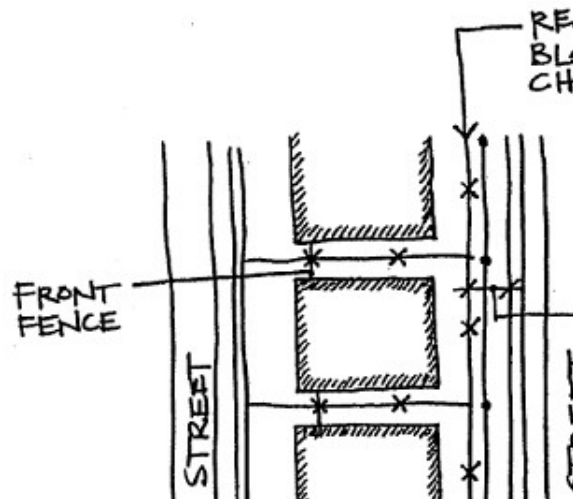
**D. FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:**

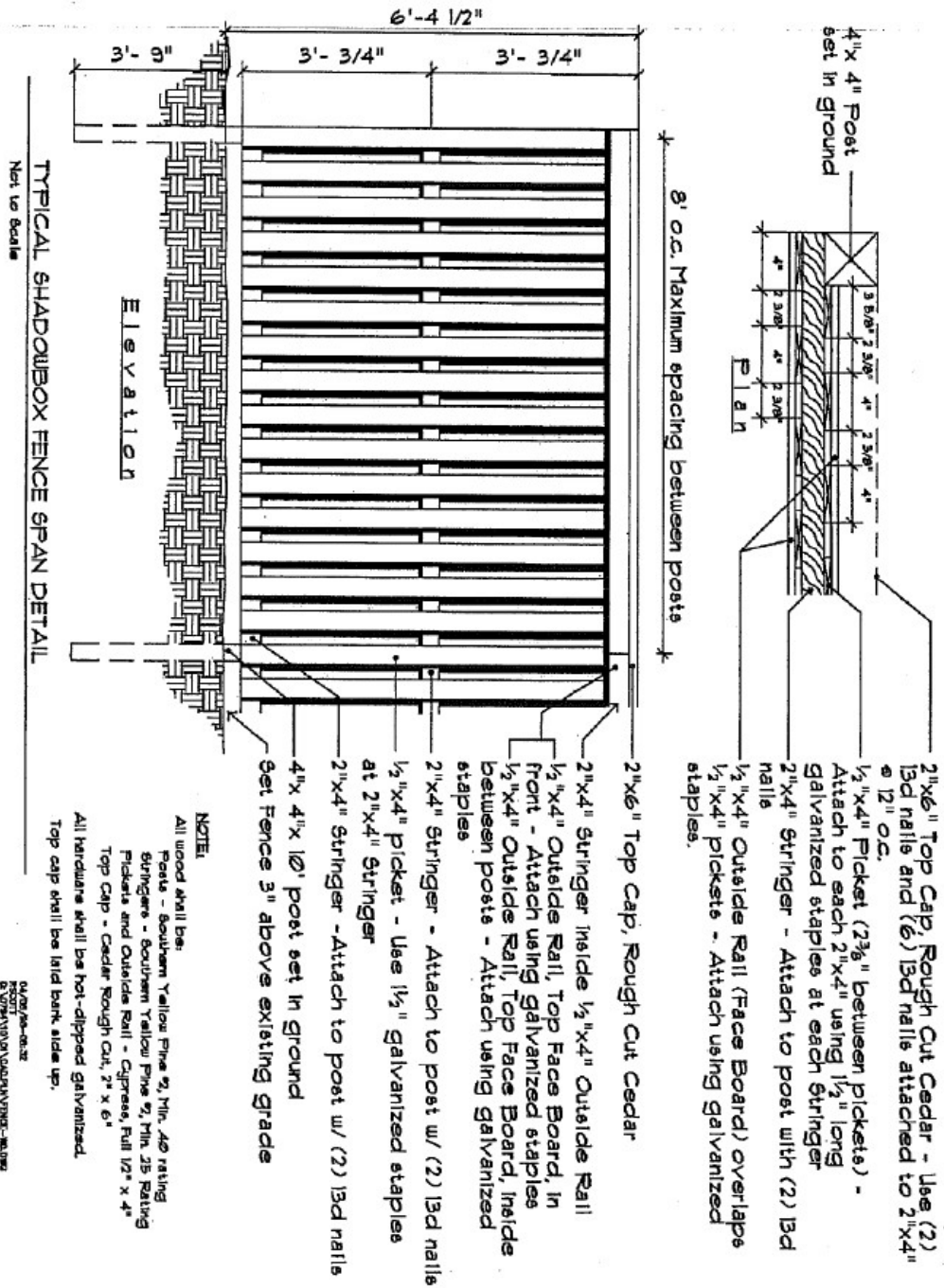
1. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 -feet. These fences shall be 6 -feet high.
2. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



**E. FOR ALL FENCES BACKING ON GRETNA GREEN OR MONTAGUE:**

1. Lots backing on Gretna Green Drive or Montague do not extend to the right-of-way (ROW) of said street. A 20 – foot landscape buffer, owned by the Westchase East Community Development District, is located between the lots and the street ROW. The developer installed a wrought iron fence (Community Fence) within this landscape buffer. Therefore, private fences cannot tie into the Community Fence.
2. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.





AF-378-6

July 17, 1998

### **Front Screen / Storm Door (Bridges Village *exclusively*)**

Various designs, materials, sizes and manufacturer's colors of Screen or Storm Doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16-24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may **not** be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens which are mounted around exterior front doors are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door sample color must be submitted with all screen/storm door modification requests.
9. Screen door frames must match the current color of the homes front door. If the front door color changes in the life of the screen door, the screen door frame must comply to the color change.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors.

Approved 5/18/11

**STONEBRIDGE**  
**SECTION 412**

**DESIGN GUIDELINES**  
**STONEBRIDGE VILLAS**  
**SECTION 412**  
**DESIGN GUIDELINES**  
**Stonebridge Villas – Section 412**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake-lot screened enclosures must be either "bird cage" or shed roof with wood trim.
2. Fascia shall be a minimum of 1" x 6".
3. Roofs shall be composition or built up composition roof shingles shall be dimensional fiberglass, fungus resistant (20 year warranty).
4. Siding material other than stucco must be submitted to and approved by the NCC. Siding material must be the same color as the exterior walls of the house.
5. Stucco Brick is **not** allowed unless it is painted a uniform color and its use is specifically approved in writing by the NCC.
6. All fences must be built in accordance with AF-412.
7. Upon request for a variance to the guidelines, screened enclosures with bronze frames and charcoal screens may be approved only when all three of the following are satisfied:
  - a. The window frames must be bronze.
  - b. The enclosure is not visible across a lake, pond, or mitigation conservation area.
  - c. The enclosure is located on an interior or a conservation lot

### **Front Screen / Storm Door (Stonebridge Villas *exclusively*)**

Various designs, materials, sizes and manufacturer's colors of Screen or Storm Doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16-24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may **not** be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens which are mounted around exterior front doors are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door sample color must be submitted with all screen/storm door modification requests.
9. Screen/storm door and frames must be black in color.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors.

Approved 5/18/10, amended 11/2018

### **Paint Color Pallet for Stonebridge Villas**

SBV Address(es)	BODY & GARAGE DOORS SW Paint #	ENTRY DOOR SW Paint #	TRIM SW Paint #
9801/9803	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9802/9804	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9805/9807	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9809/9811	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9813/9815	SW7031- Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9814/9816	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9817/9819	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9818/9820	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9821/9823	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9822/9824	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9825/9827	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9826/9828	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9829/9831	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9830/9832	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9833/9835	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9834/9836	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9837/9839	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9838/9840	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9841/9843	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9842/9844	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9845/9847	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9846/9848	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9849/9851	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9850/9852	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9853/9855	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9854/9856	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9857/9859	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9858/9860	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9862/9864	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9863/9865	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9867/9869	SW 6163 – Grassland	SW 7025 – Backdrop	SW 7005 – Pure White
9871/9873	SW 6107 – Nomadic Desert	SW 7025 – Backdrop	SW 7005 – Pure White
9875/9877	SW 7031-Mega Greige	SW 7025 – Backdrop	SW 7005 – Pure White
9879 Pool House	SW Rice Grain	SW 7025 – Backdrop	7025 – Backdrop



**STURBRIDGE**  
**SECTION 411**

**DESIGN GUIDELINES**  
**Sturbridge - Section 411**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake-lot screened enclosures must be either "bird cage" or shed roof with wood trim.
2. Fascia shall be a minimum of 1" x 6".
3. Roofs shall be composition or built up. Roof shingles shall be fiberglass, fungus resistant (20 year warranty). Builder choice as indicated by both builders will be dimensional shingle.
4. Siding material other than stucco must be submitted to and approved by the **NCC**. Siding material must be the same color as the exterior walls of the house.
5. Stucco Brick is **not** allowed unless it is painted a uniform color and its use is specifically approved in writing by the **NCC**.
6. All fences must be built in accordance with AF-411.

AF-411-1

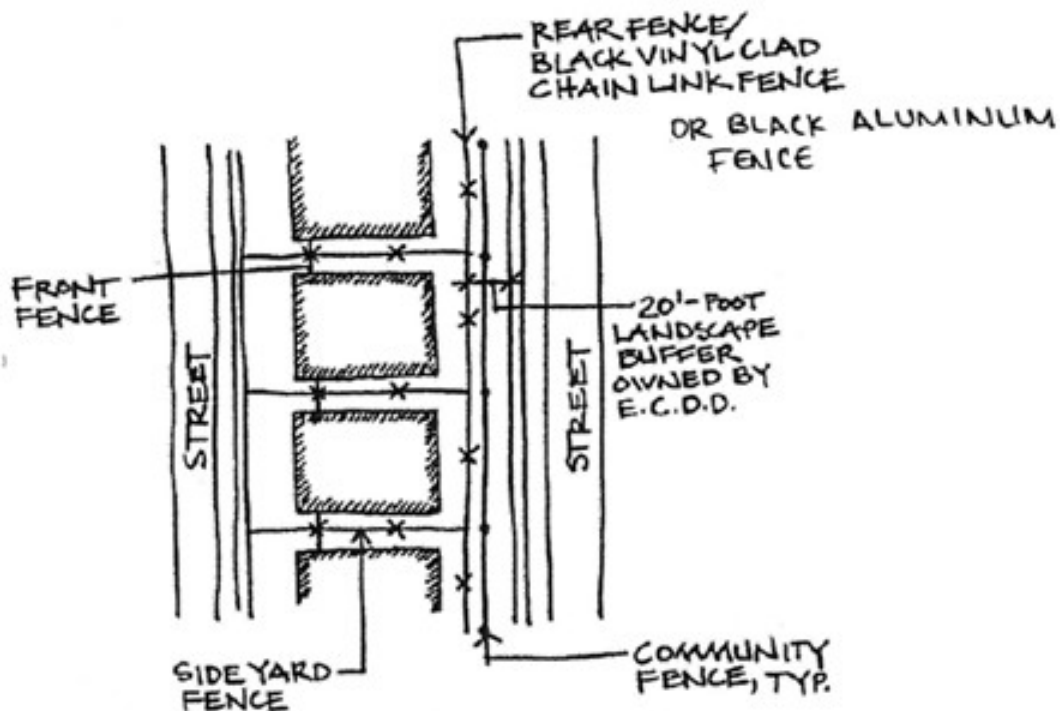
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July 17, 1998

### FOR FENCES ON LOTS THAT BACK ON MONTAGUE:

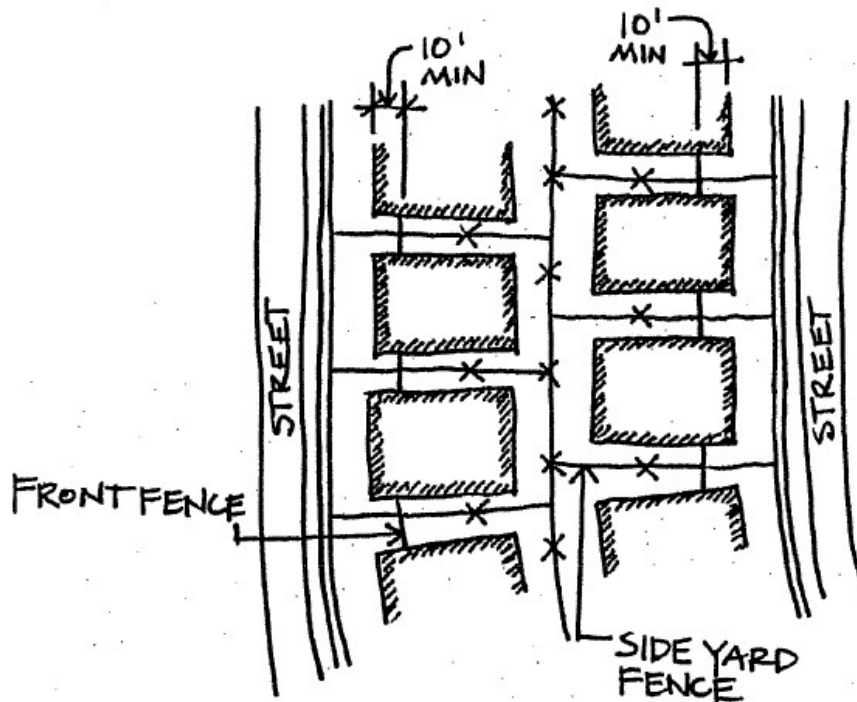
1. Lots backing on Montague do not extend to the right-of-way (ROW) of said street. A 20 – foot landscape buffer, owned by the Westchase East Community Development District, is located between the lots and the street ROW. The developer installed a wrought iron fence (Community Fence) within this landscape buffer. Therefore, private fences cannot tie into the Community Fence.
2. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence or 6-foot high black aluminum fence as described in Section 2.2.15(C) of the Guidelines. Fences on the rear property line shall be maintained by each homeowner.
3. Black mesh privacy windscreens may be attached to rear fences backing on Montague. Windscreens must be secured with black fasteners and maintained to prevent sagging, tears and fading.
4. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
5. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
6. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



**FOR FENCES ON LOTS THAT BACK UP TO THE UNDEVELOPED PROPERTY NORTH OF SECTION 411:**

When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-411-3



**FOR FENCES ON LOTS THAT BACK UP TO THE OFF-SITE LAKE EAST OF  
SECTION 411:**

1. Rear fences on these lots must be a 6-foot custom hot-dipped galvanized steel fence painted black. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.

AF-411-4

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July 17, 1998



## **Front Screen / Storm Door (Bridges Village *exclusively*)**

Various designs, materials, sizes and manufacturer's colors of Screen or Storm Doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16-24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may **not** be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens which are mounted around exterior front doors are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door sample color must be submitted with all screen/storm door modification requests.
9. Screen door frames must match the current color of the homes front door. If the front door color changes in the life of the screen door, the screen door frame must comply to the color change.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors.

Approved 5/18/2010

**VILLAGE GREEN**  
**SECTION 322**

**SECTION GUIDELINES**  
**Village Green – Section 322**

1.     **Address Plan**

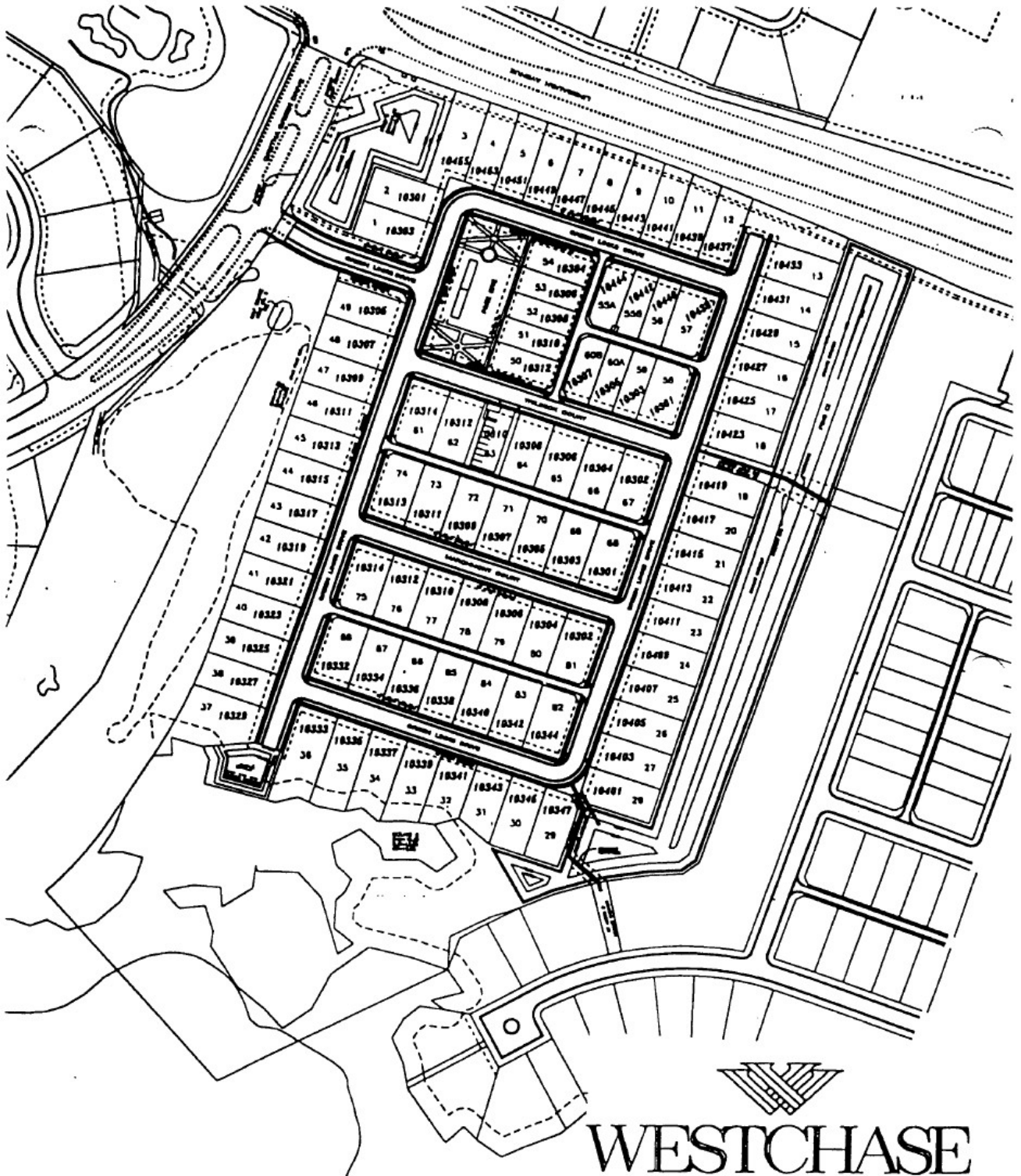
2.     **Building Guidelines.....AB**

3.     **Fence Guidelines ..... AF**

March 29, 1999







**WESTCHASE**  
SECTION 322  
STREET ADDRESS PLAN

# DESIGN GUIDELINES

## Village Green - Section 322

### Building

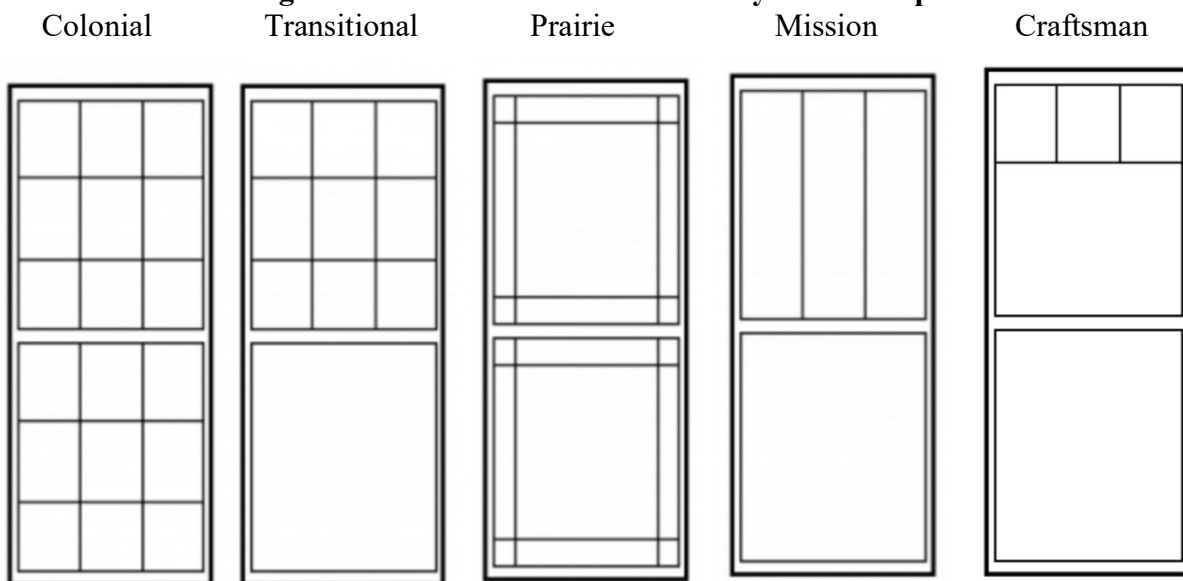
The following list summarizes the design elements which are an additional part of the **Village Green INSGs**.

1. Criteria for repeating plans:  
Same elevation same or opposite side of street, three (3) full lots must be skipped before repeating the same elevation.
2. In addition to roof materials outlined in the Westchase Residential Guidelines (currently section 2.1.10 as of June 14, 2022 version), Key West style roofs, also known as standing seam or vertical panel roofs, shall be allowed, notwithstanding the prohibition on Key West style roofs in section 2.1.10 of the Guidelines. Roofs must be black or soft, muted earth tones or neutrals.

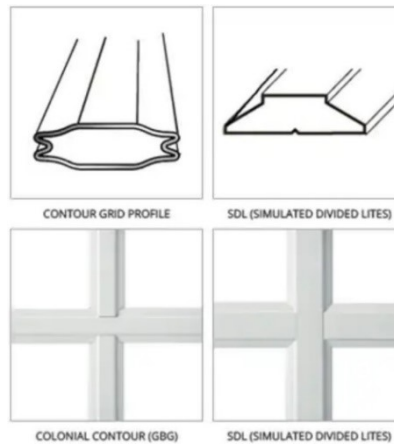
### Window Guidelines - Grids (Muntins/Lights)

1. Windows may be double hung, single hung, or fixed pane construction.
2. Window frames must be metal, vinyl, composite or pest and weather resistant wood construction.
3. Window frames must be white.
4. Window glass must be clear glass only.
5. Grids are required on all street facing windows. For homes on corner lots, including corner alleys, windows facing the side street or alley must have grids. Remaining windows may be without grids, but grids are highly encouraged on all windows.
6. Grids must have a raised/contoured profile, and may be true divided lights, simulated divided lights, or between the glass. Smaller “picture” windows may have fewer divided lights
7. Allowed grid styles include Colonial, Transitional, Prairie, Mission, and Craftsman.

### Village Green Allowed Window Grid Styles – Examples



## Village Green Allowed Grid Contours - Examples



## Village Green Paint Palette Guidelines

In addition to the exterior paint color options approved in the Westchase Master Association (WCA) Paint Color Palette, the following colors are available to Village Green, the majority of which are part of the Sherwin Williams Historic Collection.

1. If one of the below body colors is selected, the trim color must be selected from the WCA Paint Palette “Trim Only” colors -or- trim components (listed in section 2.1.12(14) of the Guidelines) must be painted the same color as the body. This limitation is intended to apply notwithstanding options set forth in section 2.1.12(8) of the Guidelines.
2. Garage doors may also be painted:
  - The same color as the front door;
  - Using the 3-part professionally painted coating system described in section 2.1.5 of the Guidelines; or
  - The same color as the body or trim.

These options are intended to apply notwithstanding the limits set forth in number 1 above and in section 2.1.12.

SW Paint #	Color Name	Trim Only	Body	Accent
0025	Rosedust		X	X
0026	Rachel Pink		X	X
0027	Aristocrat Peach		X	X
0028	Caen Stone		X	X
0029	Acanthus		X	X
0031	Dutch Tile Blue		X	X
0032	Needlepoint Navy		X	X
2826	Colonial Revival Green Stone		X	X
2827	Colonial Revival Stone		X	X
2828	Colonial Revival Tan		X	X
2829	Classical White		X	X
2831	Classical Gold		X	X

2832	Colonial Revival Gray		X	X
2865	Classical Yellow		X	X
0049	Silver Gray		X	X
0050	Classic Light Buff		X	X
0052	Pearl Gray		X	X
0053	Porcelain		X	X
0054	Twilight Gray		X	X
0055	Light French Gray		X	X
0056	Classic Sand		X	X
0065	Vogue Green		X	X
0066	Cascade Green		X	X
0067	Belvedere Cream		X	X
0068	Copen Blue		X	X
0069	Rose Tan		X	X
0070	Pink Shadow		X	X
0071	Orchid		X	X
6244	Naval		X	X
9178	Navy		X	X
0057	Chinese Red			X
0059	Frostwork			X
0060	Alexandrite			X
0062	Studio Mauve			X
0063	Blue Sky			X
6477	Tidewater		X	X
0019	Festoon Aqua		X	X
0080	Pink Flamingo			X
0075	Holiday Turquoise			X
6470	Waterscape		X	X
6851	Hibiscus			X
0017	Calico			X
0004	Rose Brocade			X
1031	Cerise			X
2043	Redbud			X
1021	Framboise			X
6573	Juneberry			X

## DESIGN GUIDELINES

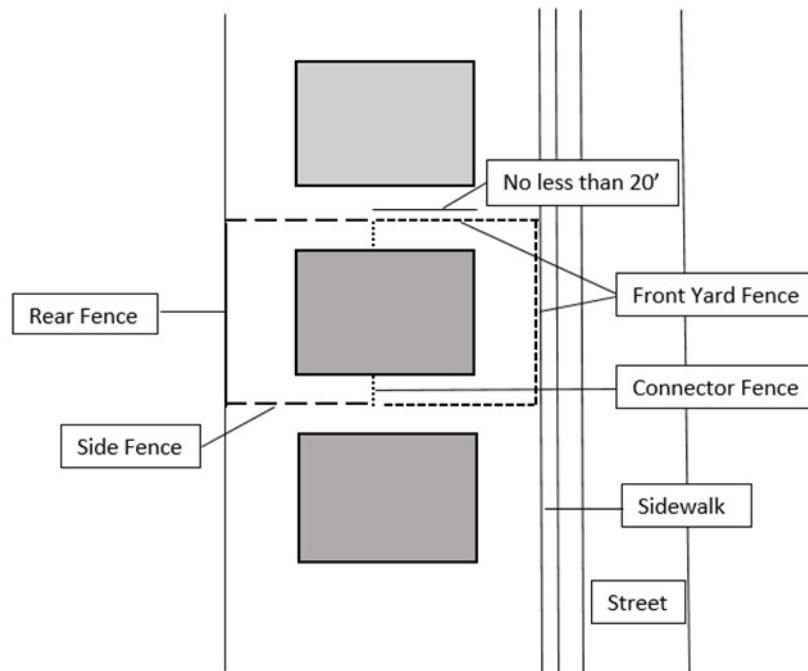
### Village Green Section 322

#### Fences

**INTENT:** It is the intent of this guideline to identify permitted materials, details and location of fences in Village Green. Variety in traditional designs is encouraged.

#### DEFINITIONS:

1. **Rear Fence** - The fence that is closest to the rear property lot line and generally runs parallel to or on the rear property line.
2. **Side Fence** - The fence that is closest to the side lot line, that generally runs parallel to or on the side lot line, and that extends no closer to the front of the Lot than twenty feet (20') back from the front corner of the house (as measured from the forward-most corner of the front porch).
3. **Connector Fence** - The fence that faces the street and connects the Side Fence or Front Yard Fence to the house. The Connector Fence shall be located no closer than twenty feet (20') back from the front corner of the house (as measured from the forward-most corner of the front porch).
4. **Front Yard Fence** - The Fence that encloses some or all of the front yard and extends closer to the front of the Lot than the Front and Side Fences.



#### ALL HOUSES:

When fences are built:

1. All fences must be submitted for approval prior to construction.
2. All fences shall be constructed of white PVC Vinyl or wood painted white or black aluminum.

3. Front Yard Fences shall only be white vinyl and are only permitted if the entire property fence is white vinyl. The maximum height of a Front Yard Fence shall be three feet, six inches (3'-6").
4. The maximum height of a white vinyl Rear, Side and Connector Fence shall be six feet (6').
5. If the fence is less than or equal to four feet (4'-0"), the fence must be open. As used herein, "open" shall mean that components of the fence are spaced apart, affording a direct view through a portion of the fence.
6. For all vinyl fences in Village Green:
  - a) Posts must extend above the top edge of the fence.
  - b) Post tops must be decorative, i.e. flat top posts are not acceptable.
  - c) Dog eared pickets are not acceptable.
  - d) If the fence or any portion of the fence is open, the maximum picket width is three inches (3").
  - e) Clear space between pickets shall be no less than one inch (1") and no greater than four inches (4").
  - f) Post spacing is to be no more than eight feet (8').
7. For all black aluminum fences,
  - a) Posts must be five feet (5') above ground, consist of two inch by two inch (2" x 2") square aluminum, and be installed a minimum of two feet, six inches (2' 6") into footing.
  - b) Post tops must be two inch by two inch (2" x 2") Flattop, ball, or pyramid top style.
  - c) Post spacing must be six feet (6') apart.
  - d) 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.
  - e) Upper-most rails must be a maximum of 5 feet (5') above ground. A second horizontal rail may be set below the upper-most rail and above the bottom rail.
  - f) Pickets must be five-eighths of an inch (5/8") square and a distance of four inches (4") from post. Pickets must be flat top or pointed-top. Pickets may extend no higher than five feet (5') above ground.
8. Only one fence material shall be permitted on any lot.

**HOUSES ON ALLEYS:** When fences are built:

Refer to INSG above for "ALL Houses"

**FOR HOUSES ALONG GOLF COURSE, CONSERVATION AREAS AND/OR LAKES:**

Only 5' black aluminum fences shall be allowed.

**FOR HOUSES BACKING ON LINEBAUGH AVENUE (with no alley):**

Westchase has constructed a brick wall along Linebaugh Avenue. No Rear Fences are allowed. If the Side Fence, extended to the brick wall, would exceed the height of the brick wall, the Side Fence must be stepped down in the last section so as to be no higher than the brick wall.

**DESIGN GUIDELINES**  
**Village Green - Section 322**  
**Landscape**

The following list summarizes those design elements which the NC  
requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot:  
  
60' wide lots: 5  
50' wide lots: 4  
40' wide lots : 3
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = 1.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **5**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

**TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in List 1:

(2) — 15 gal trees	=	1 Major Tree List credit
(1) — 30 gal tree	=	1 Major Tree List credit
(1) — 65 gal tree	=	2 Major Tree List credit
(1) — 100 gal tree	=	3 Major Tree List credit
(3) — 8'-12' Sabal Palms	=	1 Major Tree List credit

## Village Green – Section 322 Landscape

Each tree equals 1 Tree Credit unless otherwise noted.		
COMMON NAME	SCIENTIFIC NAME	SIZE
BALD CYPRESS	Taxodium distichum	30 gal, 10'-12' ht, 4'-5' spr, 2"-3" cal
DAHOON HOLLY	Ilex cassine	30 gal, 8'-10' ht, 4'-5' spr, 2"-22" cal
EAST PALATKA HOLLY	Ilex x attenuata	30 gal, 9'-11' ht, 4'-5' spr, 2"-22" cal
LIVE OAK	Quercus virginiana	30 gal, 10'-12' ht, 4'-5' spr, 2"-22" cal
LIVE OAK = 2 Tree Credits	Quercus virginiana	65 gal, 12'-14' ht, 6'-8' spr, 3"-32" cal
LIVE OAK = 3 Tree Credits	Quercus virginiana	100 gal, 14'-16' ht, 8'-10' spr, 4"-5" cal
RED MAPLE	Acer rubrum	30 gal, 10'-12' ht, 4'-5' spr, 2"-22" cal
<b>SABAL PALM = a Tree Credit</b>	Sabal palmetto	8'-12' ct, bootied, 8" cal. min
SHUMARD OAK	Quercus shumardii	30 gal, 10'-11' ht, 4'-5' spr, 2"-22" cal
SLASH PINE = 2 Tree Credit	Pinus elliottii	15 gal, 7'-9' ht, 3'-4' spr, 1"-12" cal
SLASH PINE	Pinus elliottii	30 gal, 10'-12' ht, 4'-5' spr, 2"-22" cal
SWEETBAY MAGNOLIA	Magnolia virginiana	30 gal, 8'-40' ht, 4'-5' spr, 2"-3" cal

NOTE: See “Tree Substitutions” for tabulating number of “tree credits” based upon size of tree used.



**Village Green - Section 322**  
**Landscape**

**List 2 – MINOR ACCENT TREES / SHRUBS**

<b>COMMON NAME</b>	<b>SCIENTIFIC</b>	<b>SIZE</b>
Crinum	Crinum spp.	10 gal, 30" ht. x 30" spr., specimen
King Sago	Cycas revolute	10 gal, 25" ht. x 25" spr., specimen
Crepe Myrtle Natchez	Lagerstroemia indica 'Natchezs'	30 gal, 8'-10' ht., x 4'-6' spr., 3-5 canes min w/1"-12" cal ea
Nellie Steven's Holly	Ilex "Nellie R. Stevens'	30 gal, 7'-9' ht. x 4'-6' spr., multi-trunk, full
Tree Ligustrum	Ligustrum lucidum	30 gal, 6'-8' ht. x 4'-6' spr., 3-5 canes min w/1" – 12" cal ea

**List 3 – MEDIUM TO TALL SHRUBS / GRASSES**

<b>COMMON NAME</b>	<b>SCIENTIFIC</b>	<b>SIZE</b>
Azalea – Duc De Rohan	Rhododendron ‘Duc de Rohan’	3 gal, 16” ht
Beauty Berry	Callicarpa Americana	3 gal, 24” spr
Blackhaw Viburnum	Viburnum obovatum	3 gal, 30” spr x 24” ht
Burford Holly	Ilex cornuta ‘Dwarf Burford’	3 gal, 16” spr x 12” ht
Fakahatchee Grass	Tripsacum dactyloides	3 gal, 24” ht
Fetterbush	Lyonia lucida	3 gal
Firebush	Hamelia patens	3 gal, 24” spr x 24” ht
Gallberry	Ilex glabra	3 gal
Philodendron	Philodendron selloum	3 gal, 30” spr x 20” ht
Pineapple Guava	Feijoa sellowiana	3 gal, 22” ht
Saw Palmetto	Serenoa repens	1 gal, 10” spr x 10” ht
Simpson’s Stopper	Myrcianthes fragrans	3 gal, 24” spr x 24” ht
Thryalles	Galphimia glauca	3 gal, 20” spr x 18” ht
Viburnum Suspensum	Sandankwa viburnum	3 gal, 22” ht
Wax Jasmine	Jasmine volubile	3 gal, 28” spr x 16” ht
Yellow Anise	Illicium parviflora	3 gal, 20” spr x 30” ht

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## Village Green - Section 322 Landscape

### LIST 4 - SMALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AFRICAN IRIS	<i>Dietes vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamia purpuriloba</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Ilex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
»EVERGREEN GIANT» LIRIOPE	<i>Liriope muscari</i> »Evergreen Giant»	1 gal, 3-5 bibs, full
INDIAN HAWTHORN	<i>Raphiolepis indica</i>	3 gal, 18" ht x 18" spr, full
MUHLI GRASS	<i>Muhlenbergia capillaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus chinensis</i> 'parsonii'	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full



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## Village Green - Section 322 Landscape

### LIST 5 - GROUNDCOVERS / VINES, ETC.

COMMON NAME	SCIENTIFIC NAME	SIZE
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr, full
CINNAMON FERN	Osmunda cinnamomea	1 gal, 3" ht, full
CORAL HONEYSUCKLE	Lonicera sempervirens	1 gal, 12" ht x 18" spr, full
CREeping FIG	Ficus pumila	1 gal, 12" ht x 18" spr, full
CONFEDERATE JASMINE	Trachelospermum jasminoides	1 gal, 12" ht x 18" spr, full
DWARF NANDINA	Nandina domestica 'Nana'	1 gal, 18" ht x 12" spr, full
ENGLISH IVY	Hedera helix	liner
HOLLY FERN	Cyrtomium falcatum	1 gal, 8" ht, full
MININA JASMINE	Trachelospermum asiaticum 'Minima'	1 gal, 12" ht x 18" spr, full
MONDO GRASS	Ophiopogon japonicus	1 gal, 6" ht, full
PURPLE QUEEN	Setcreasea pallida	1 gal, 16"-18" ht x 16"-18" spr, full
SALVIA-NATIVE	Salvia coccinea	1 gal, 18" ht x 12" spr, full
YELLOW LANTANA	Lantana camara	1 gal, 12" ht x 18" spr, full

June 9, 1999



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**DESIGN GUIDELINES**  
**Village Green - Section 323**  
**Building**

The following list summarizes the design elements that are an additional part of the **West Park Village Design Guidelines**

1. Criteria for repeating plans:
  - **For Houses** - Same plan, same elevation same side or opposite side of street, three (3) full lots must be skipped before repeating the same elevation.
  - **For Duplexes** - Same plan, same elevation, same or opposite side two (2) full lots must be skipped before repeating the same elevation. Additionally, at least two (2) buildings (four (4) dwelling units) must be skipped before repeating visually similar buildings (two (2) dwelling units).
  - **Townhouses** - The same plan, same elevation, two (2) full dwelling units must be skipped before repeating the same elevation.

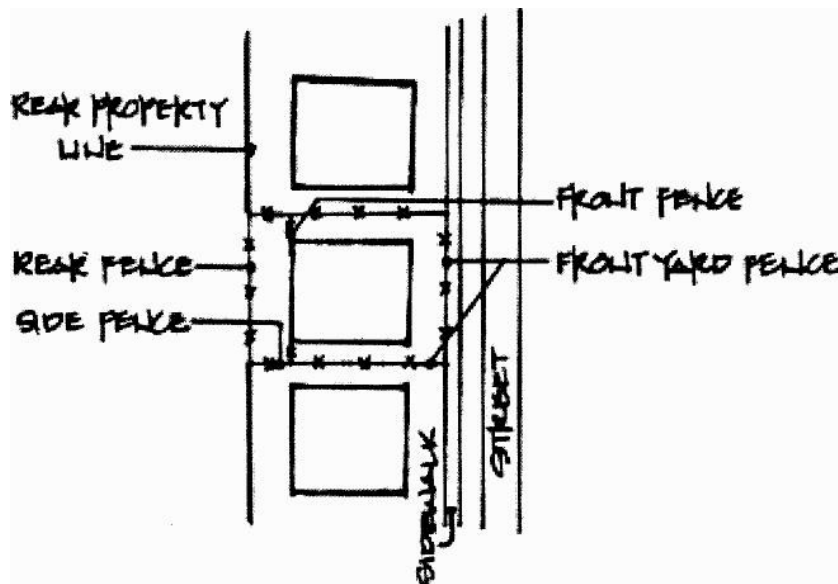


**DESIGN GUIDELINES**  
**West Park Village Section 323**  
**Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. Variety in traditional designs is encouraged.

**DEFINITIONS:**

1. **Rear Fence** - The fence that is closest to and generally runs parallel with the rear property line.
2. **Side Fence** - The fence that is closest to and generally runs parallel to the side lot lines and is farther from the street than the rear of the home.
3. **Front Fence** - The part of a rear yard fence that faces the street but remains no closer to the street than the rear of the home.
4. **Front Yard Fence** - Any fence that is closer to the street than the rear of the home.



## **ALL HOUSES:**

When fences are built:

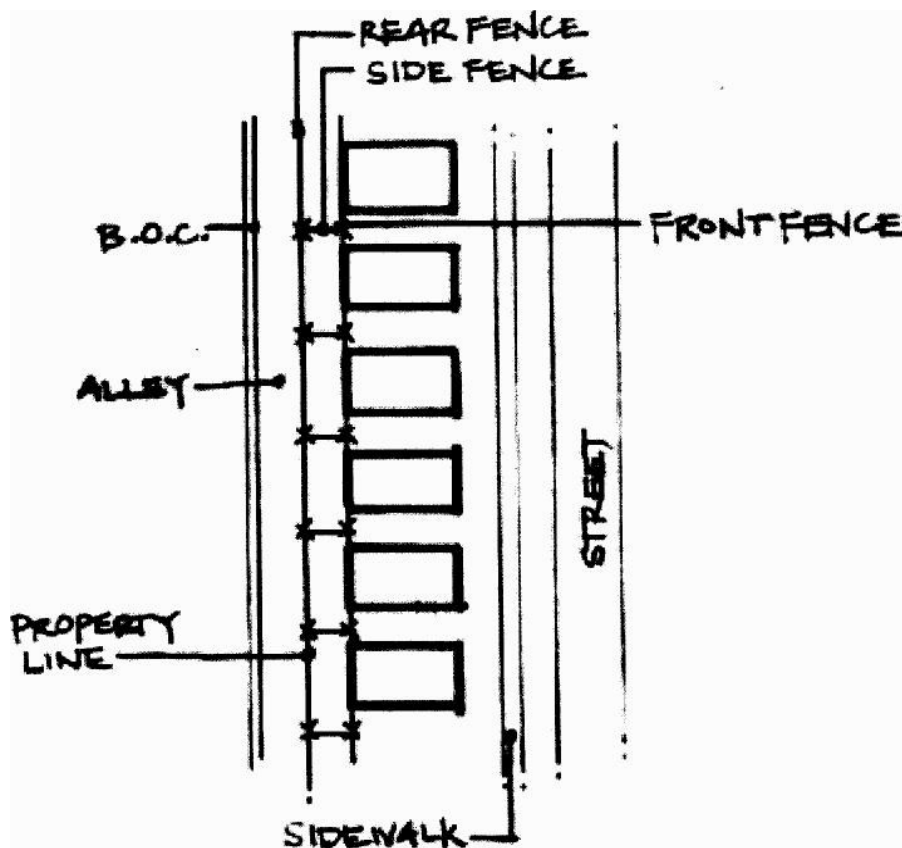
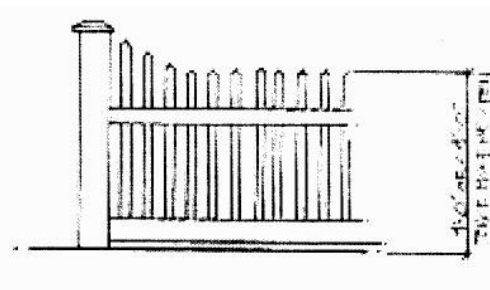
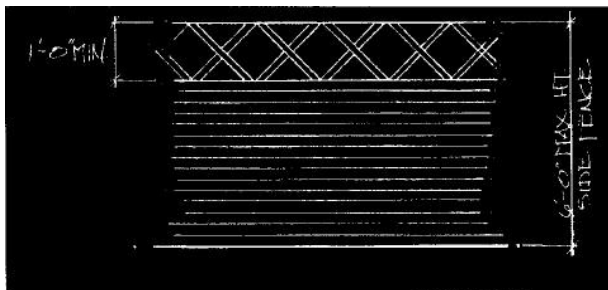
1. **All fences must be submitted for approval prior to construction.**
2. The committee shall have sole discretion to approve or disapprove any fence other than the standard.
3. Front Yard Fences are allowed on all lots except townhomes. They shall be constructed of white PVC or wood painted white.
4. The maximum height of a **Front Yard Fence** shall be Y-6".
5. If the fence is less than or equal to 4'-0", the fence must be open.
6. **Front Fences** shall not be closer to the rear of the house than the rear corner of the house.
7. For all PVC or wood fences:
  - \$ Posts must extend above the top edge of the fence
  - \$ Post tops must be decorative i.e. Flat top posts are not acceptable
  - \$ Dog eared pickets are not acceptable
  - \$ If the fence or any portion of the fence is open, the maximum picket width is 3".
  - \$ Clear space between pickets shall be no less than 1" and no greater than 4".



## HOUSES ON ALLEYS:

When fences are built:

1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Front Fences**, **Side Fences** and **Rear Fences** is 6'-0".
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open. No more than 4'-0" of the fence may be opaque.

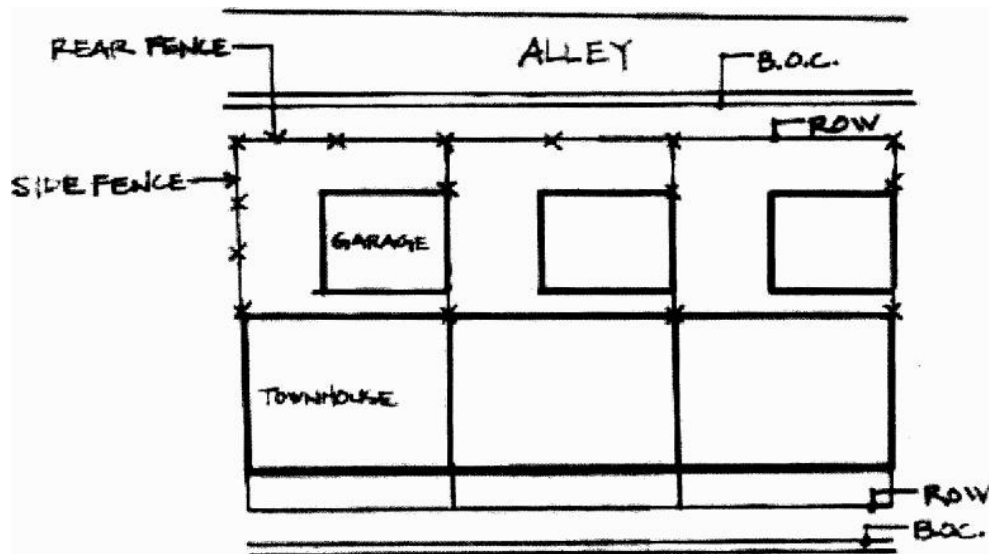




## TOWNHOUSES ON ALLEYS:

When fences are built:

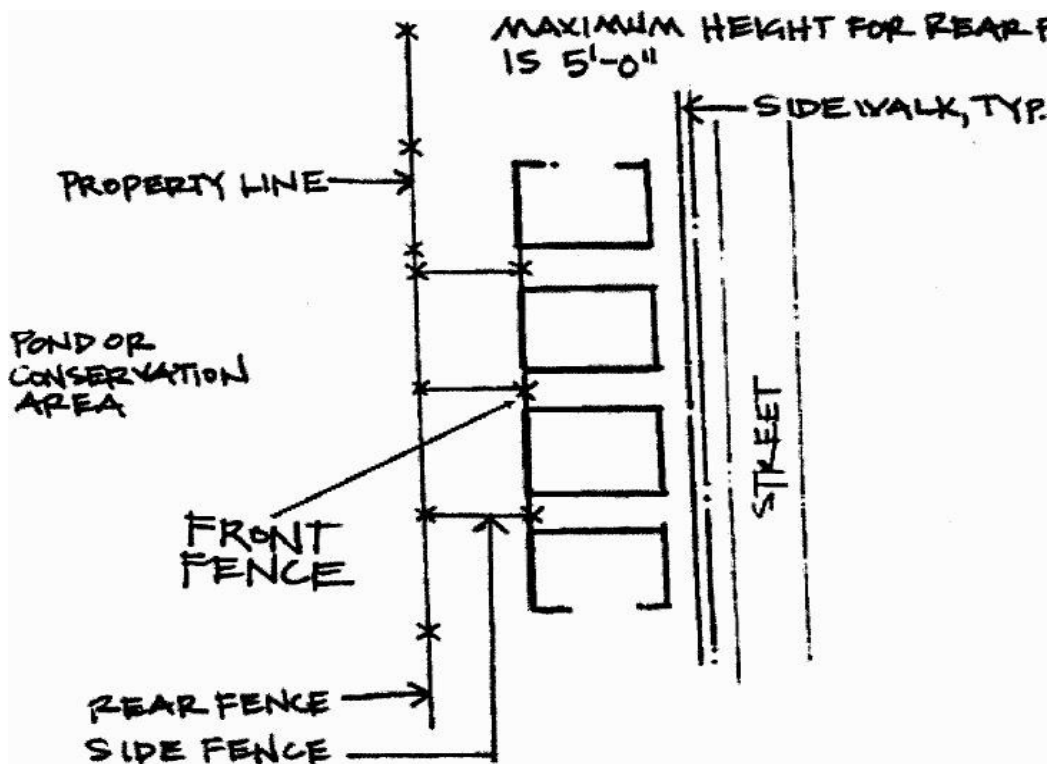
1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Side Fences** and **Rear Fences** is 6'-0".
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open. No more than 4'-0" of the fence may be opaque.
4. There will be no **Front Fences** nor **Front Yard Fences** permitted.

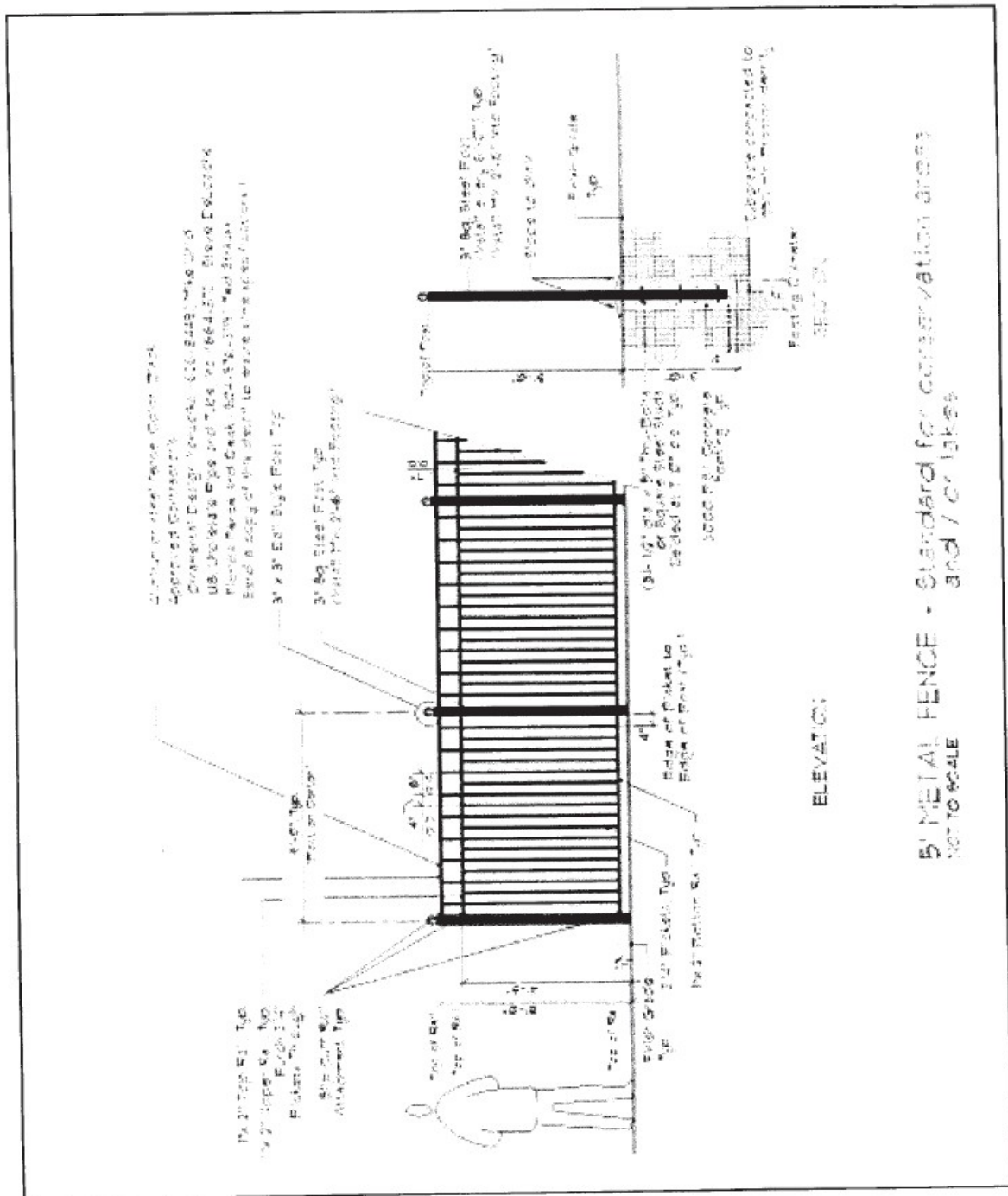


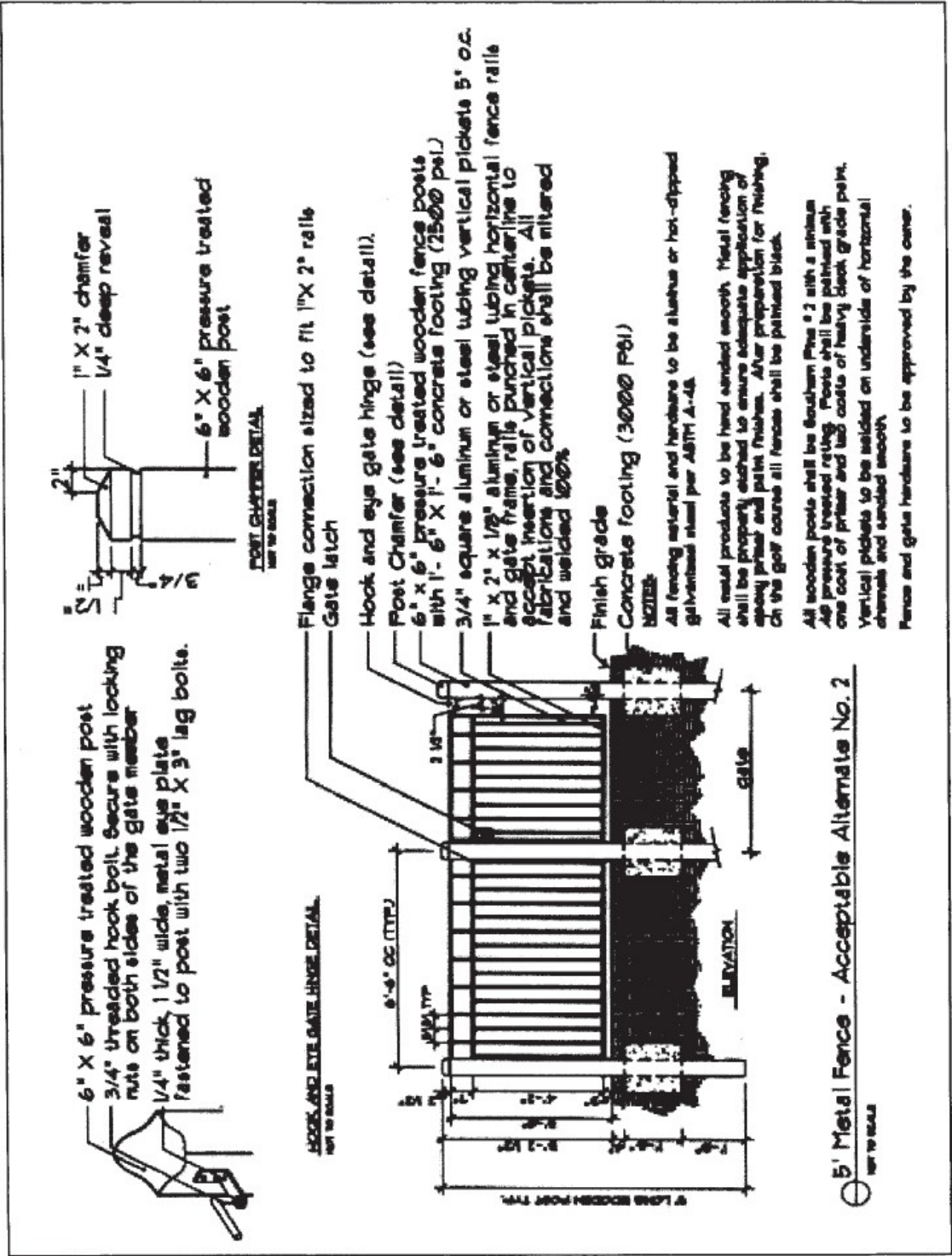
## FOR HOUSES ALONG PONDS, CONSERVATION AREAS AND/OR

**LAKES:** When fences are built:

1. The standard fence in the rear yard shall be the 5' metal fence detailed in this guideline.  
Variance from the standard Fence will be considered.
2. Fences shall be painted black.
3. **Rear Fences** shall be installed on the rear lot lines.
4. **Side Fences** shall be installed on the side lot lines.
5. The 5' metal fences will tie to the house at the rear corner of the house.







**DESIGN GUIDELINES**  
**Village Green - Section 323**  
**Landscape**

The following list summarizes those design elements which the NC requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot: 60' wide lots **5**  
55' wide lots **4**  
50' wide lots **4**  
45' wide lots **3**  
40' wide lots **3**  
25' wide lots **1**
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = 1.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **5**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

**TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in list 1:

(2) — 15 gal tree	=	1 Major Tree List credit
(1) — 30 gal tree	=	1 Major Tree List credit
(1) — 65 gal tree	=	2 Major Tree List credit
(1) — 100 gal tree	=	3 Major Tree List credit
(3) — 8'-12' Sabal Palms	=	1 Major Tree List credit



## Village Green - Section 323 Landscape

**Each tree equals 1 Tree Credit unless otherwise noted.**

COMMON NAME	SCIENTIFIC NAME	SIZE
BALD CYPRESS	Taxodium distichum	30 gal, 10'-12' ht, 4'-5' spr, 2"-3" cal
DAHOON HOLLY	Ilex cassine	30 gal, 8'-10' ht, 4'-5' spr, 2"-2 2" cal
EAST PALATKA HOLLY	Ilex x attenuata	30 gal, 9'-11' ht, 4'-5' spr, 2"-22" cal
LIVE OAK	Quercus virginiana	30 gal, 10'-12' ht, 4'-5' spr, 2"-22" cal
LIVE OAK = 2 Tree Credits	Quercus virginiana	65 gal, 12'-14' ht, 6'-8' spr, 3"-32" cal
LIVE OAK = 3 Tree Credits	Quercus virginiana	100 gal, 14'-16' ht, 8'-10' spr, 4"-5" cal
RED MAPLE	Acer rubrum	30 gal, 10'-12' ht, 4'-5' spr, 2"-22" cal
SABAL PALM = a Tree Credit	Sabal palmetto	8'-12' ct, bootied, 8" cal. min
SHUMARD OAK	Quercus shumardii	30 gal, 10'-12' ht, 4'-5' spr, 2"-22" cal
SLASH PINE = 2 Tree Credit	Pinus elliottii	15 gal, 7'-9' ht, 3'-4' spr, 1"-1 2" cal 30
SLASH PINE	Pinus elliottii	gal, 10'-12' ht, 4'-5' spr, 2"-22" cal 30
SWEETBAY MAGNOLIA	Magnolia virginiana	gal, 8'40' ht, 4'-5' spr, 2"-3" cal

NOTE: See "Tree Substitutions" for tabulating number of "tree credits" based upon size of tree used.



## Village Green - Section 323 Landscape

### LIST 2 - MINOR ACCENT TREES / SHRUBS

COMMON NAME	SCIENTIFIC	SIZE
CRINUM	Crinum spp.	10 gal, 30" ht. x 30" spr., specimen
KING SAGO	Cycas revoluta	10 gal, 25" ht. x 25" spr., specimen
CREPE MYRTLE 'NATCHEZ'	Lagerstroemia indica 'Natchez'	30 gal, 8'-10' ht., 4'-6' spr., 3-5 canes min w/1"-1 1/2" cal ea
NELLIE STEVEN'S HOLLY	Ilex 'Nellie R. Stevens'	30 gal, 7'-9' ht., 4'-6' spr., multi-trunk, full
TREE LIGUSTRUM	Ligustrum lucidum	30 gal, 6'-8' ht., 4'-6' spr., 3-5 canes min w/1"-1 1/2" cal ea



## Village Green - Section 323 Landscape

### LIST 3 - MEDIUM TO TALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AZALEA - DUC DE	Rhododendron 'Due de Rohan'	3 gal, 16" ht
ROHAN BEAUTY BERRY	Callicarpa americana	3 gal, 24" spr
BLACKHAW VIBURNUM	Viburnum obovatum	3 gal, 30" spr x 24" ht
BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'	3 gal, 16" spr x 12" ht
FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal, 24" ht
FETTERBUSH	Lyonia lucida	3 gal
FIREBUSH	Hamelia patens	3 gal, 24" spr x 24" ht
GALLBERRY	Ilex glabra	3 gal
PHILODENDRON	Philodendron selloum	3 gal, 30" spr x 20" ht
PINAPPLE GUAVA	Feijoa sellowiana	3 gal, 22" ht
SAW PALMETTO	Serenoa repens	1 gal, 10" spr x 10" ht
SIMPSON'S STOPPER	Myrcianthes fragrans	3 gal, 24" spr x 24" ht
THRY A LLIS	Galphimia glauca	3 gal, 20" spr x 18" ht
VIBURNUM SUSPENSUM	Sandankwa viburnum	3 gal, 22" ht
WAX JASMINE YELLOW	Jasminum volubile	3 gal, 28" spr x 16" ht
YELLOW ANISE	Illicium parviflora	3 gal, 20" spr x 30" ht





## Village Green - Section 323 Landscape

### LIST 4 - SMALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AFRICAN IRIS	<i>Diets vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamila purmila</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Ilex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
'EVERGREEN GIANT' LIRIOPE	<i>Liriope muscari</i> 'Evergreen Giant'	1 gal, 3-5 bibs, full
INDIAN HAWTHORN	<i>Raphiolepis indica</i>	3 gal, 18" ht x 18" spr, full
MUHLY GRASS	<i>Muhlenbergia capilaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus chinensis</i> 'parsonii'	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full



August 5, 1999

AL-323-5

## Village Green - Section 323 Landscape

### LIST 5 - GROUNDCOVERS / VINES, ETC.

COMMON NAME	SCIENTIFIC NAME	SIZE
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr, full
CINNAMON FERN CORAL	Osmunda cinnamomea	1 gal, 3" ht, full
HONEYSUCKLE	Lonicera sempervirens	1 gal, 12" ht x 18" spr, full
CREEPING FIG	Ficus pumila	1 gal, 12" ht x 18" spr, full
CONFEDERATE JASMINE	Trachelospermum jasminoides	1 gal, 12" ht x 18" spr, full
DWARF NANDINA	Nandina domestica 'Nana'	1 gal, 18" ht x 12" spr, full
ENGLISH IVY	Hedera helix	liner
HOLLY FERN	Cyrtomium falcatum	1 gal, 8" ht, full
MININA JASMINE	Trachelospermum asiaticum 'Minima'	1 gal, 12" ht x 18" spr, full
MONDO GRASS	Ophiopogon japonicus	1 gal, 6" ht, full
PURPLE QUEEN	Setcreasea pallida	1 gal, 16"-18" ht x 16"-18" spr, full
SALVIA-NATIVE	Salvia coccinea	1 gal, 18" ht x 12" spr, full
YELLOW LANTANA	Lantana camara	1 gal, 12" ht x 18" spr, full



**VINEYARDS**  
**SECTION 430**

The Vineyards @ Westchase  
Paint Color Palette Guidelines – exterior paint  
(Approved July 10, 2018)

1. Color palette was revised in 2008. Vineyards homes must be painted every seven (7) years. All exterior painting/repainting of homes must be submitted for approval to the Vineyards Architectural Review Committee. Mod request form is on website. If ARC approves, form is sent to WCA MC for final approval. If ARC does not approve, homeowner is contacted.
2. Approved exterior paint colors are on the website <http://www.westchasevineyards.org> and in spreadsheet titled Vineyards Master Color Palette 2008-06
3. Only those exterior paint colors which are listed on spreadsheet are permitted. Any paint manufacturer may be used so long as color is matched to the approved Sherwin Williams paint color.
4. A minimum of three (3) and maximum of four (4) paint colors are permitted per unit. One color must be declared the house body color. For 3 colors – body, trim, shutters & front door (if painting the same color), OR for 4 colors – body, trim, shutters, front door. Coach lights are not considered in either number (see below #9)
5. Any siding must be painted body color only.
6. 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 time of construction, than an approved color from the current palette must be selected for the entire home.
7. Body colors shall not be the same color as adjacent homes and/or directly across the street.
8. Only three (3) Trim and Garage Door colors are approved: Pure White; Extra White; or Ceiling Brite White
9. Only four (4) Coach light colors approved: Pure White; Extra White; Ceiling Brite White or Tricorn Black
10. There are 3 colors that are on the door/shutter color palette that are **ONLY** for doors: Red Bay, Tanager & Rave Red. These 3 colors **cannot** be used for shutters.
11. Shutters & front door have approved colors different from body color. Shutters & front door can be different colors as long as they are on our palette
12. Front porch concrete shall be maintained and if painting new, it must be done as the same color originally used by the developer, known as “battleship gray”.

Closest color is SW-7023 Requisite Gray. Painting not required for porches that have pavers.

13. Pillars/Rails don't need to be painted however, must be kept clean

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

15. Definitions:

- Body/Wall – Wall, siding, patio/porch ceilings, utility connections, cable and phone boxes, solar piping on wall
- Trim & Garage doors– Soffit, gutter, contrasting border around windows, includes side garage door if applicable to your home
- Front doors and shutters (faux shutters around windows and/or on body wall)
- Coach lights – at garage doors

**DESIGN GUIDELINES**  
**Vineyards – Section 430**  
**Building**

Guideline not available.

July 15, 1998



OR BK 09870 PG 0102

ARTICLE VI  
ARCHITECTURAL CONTROL

Section 1. Architectural Control Committee. The Board of Directors shall appoint as a standing committee an Architectural Control Committee (sometimes referred to herein as the "Committee"), composed of three (3) or more persons appointed by the Board, or, in the Board's discretion, the Board from time to time may constitute itself the Architectural Control Committee. No member of the Committee shall be entitled to compensation for services performed; but the Board may employ independent professional advisors to the Committee and allow reasonable compensation to such advisors from Association funds. Committee members need not be Owners.

Section 2. Committee Authority. The Committee has full authority to regulate the use and appearance of the landscaping and exterior of the Property to: (i) assure harmony of external design and location in relation to surrounding buildings and topography; and (ii) to protect and conserve the value and desirability of the Property as a residential community. The power to regulate includes the power to prohibit those

exterior uses or activities inconsistent with the provisions of this Declaration or any Supplemental Declaration or contrary to the best interests of other Owners in maintaining the value and desirability of the Property as a residential community. The Committee may adopt, promulgate, rescind, amend and revise reasonable rules and regulations in connection with the foregoing; provided, however, such rules and regulations are: (i) consistent with the provisions of this Declaration and any applicable Supplemental Declaration; and, (ii) if the Board has not constituted itself as the Committee, approved by the Board prior to taking effect. Violations of the Committee's rules and regulations shall be enforced by the Board in the name of the Association. Notwithstanding the foregoing, any architectural control review required by the Declaration shall be undertaken by the Owner in connection with any improvements and approval of any action by the Committee hereunder shall not be deemed approval under the Declaration.

Section 3. Committee Approval. No changes, alterations, additions, reconstruction, attachments or color change of any nature may be made to the exterior of any Lot, including that portion of any Lot not actually occupied by its improvements, and no lawns, trees, plants or landscaping shall be installed on or removed from a Lot, unless approved by the Architectural Control Committee. The Committee's approval is not required for any changes, alterations or additions within an enclosed yard, fully enclosed rear entry patio, or entry area and screened from view; provided, however, any trees or shrubs capable of attaining a height in excess of the walls, fencing or shrubbery as the case may be, not installed by Declarant as part of the Work are subject to Committee approval. No Owner may undertake any landscaping maintenance of his Lot that is the duty of the Association, as provided by this Declaration, without the Committee's prior approval. No exterior door or glass surface may be replaced by any Owner without the Committee's prior approval unless the replacement is identical to that utilized by Declarant as part of the Work. Nothing may be kept, placed, stored or maintained upon the exterior of any Lot, including any portion of any Lot not enclosed by its improvements thereon without the Committee's prior approval unless it is within an enclosed yard, fully enclosed rear entry patio, or entry area and screened from view. Notwithstanding any provision of this Declaration to the contrary, the Committee's approval is not required for any structure, use or activity expressly permitted by the Committee's promulgated rules and regulations.

Section 4. Procedure. All applications to the Committee for approval of any structure, use, activity, alteration, addition, color change or landscaping change required by the preceding section must be accompanied by detailed plans and specifications showing its nature, kind, shape, height, materials, location, color, approximate cost and estimated maintenance cost, together with such other drawings, documentation, models and information as the Committee reasonably may require. If the Committee does not approve or disapprove any application within the thirty (30) days after receipt, the Committee's approval will be deemed given. In all other events, the Committee's approval must be in writing. If no application has been made to the Committee, an appropriate proceeding may be instituted at any time to enjoin or remove any structure, use, activity, alteration, addition, color change or landscaping



change in violation of the prohibitions contained in the preceding section of this Article. The Association or any Owner additionally may resort immediately to any other lawful remedy for such violation. The Committee may deny any application upon the ground that the proposed structure, use, activity, alteration, addition, change or attachment will create an unreasonable maintenance burden upon the Association or, such being the case, may condition its approval upon the Owner's assuming responsibility for its repair, maintenance and replacement. The Committee additionally may condition the approval of any application upon the Owner's providing reasonable security that the contemplated work will be completed substantially in accordance with the plans and specifications submitted to the Committee. At the request of any Owner, the Association from time to time will issue without charge a written certification that the improvement and other exterior items situated upon such Owner's Lot have been approved by the Committee, if such is the case. The Committee from time to time may adopt, promulgate, rescind, amend and review rules and regulations governing procedure in all matters within its jurisdiction. If the Board of Directors does not constitute itself the Architectural Control Committee, then provision must be made for review by the Board of decisions of the Architectural Control Committee, or any subcommittee, at the request of the affected Owner, subject to such reasonable limitations and procedures as the Board deems advisable. The Board of Directors, or Architectural Control Committee, may appoint one or more persons to make preliminary review of all applications to the Committee and report such applications to the Committee with such person's recommendation for Committee action thereon. Such preliminary review shall be subject to such regulations and limitations as the Board of Directors or the Architectural Control Committee deems advisable. In all events, the Association's procedures for review and enforcement of the architectural control provisions of this Declaration at all times shall provide any affected Owner with reasonable prior notice and a reasonable opportunity to be heard in person and by a representative of such Owner's choosing.

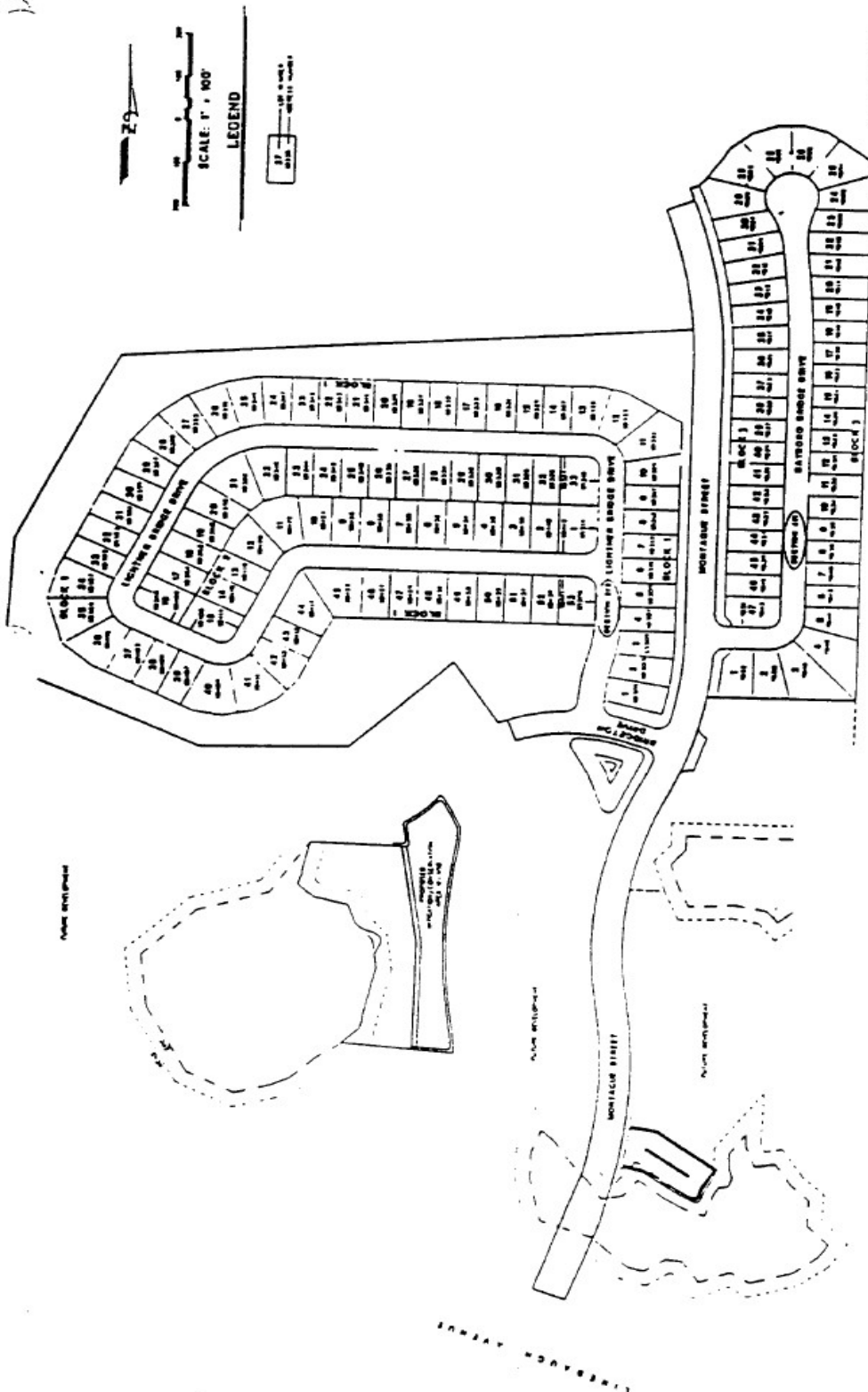
Section 5. Standards. All actions by the Board of Directors or Architectural Control Committee with respect to architectural control shall: (i) assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the Property; and (ii) protect and conserve the value and desirability of the Property as a residential community; and (iii) be consistent with the provisions of this Declaration; and (iv) be in the best interests of all Owners in maintaining the value and desirability of the Property as a residential community.

Section 6. Declarant Consent. So long as Declarant is a Class "B" Member of the Association, all actions of the Architectural Control Committee require Declarant's written approval.

**WAKESBRIDGE**  
**SECTION 373**

**SECTION GUIDELINES**  
**Wakesbridge - Section 373**

- 1. Address Plan**
- 2. Building Guidelines ..... AB**
- 3. Fence Guidelines ..... AF**



ADDRESS PLAN



SECTIONS 373, 411 & MONTAGUE STREET

Hillsborough County, Florida

**WESTCHASE ASSOCIATES**  
 1111 15th Avenue North  
 Tampa, FL 33604  
 Tel. 813 288 1100

**DESIGN GUIDELINES**  
**Wakesbridge - Section 373**  
**Building**

The following list summarized those design elements which the NCC requires, recommends and/or encourages the following standards.

1. Aluminum roof screen enclosures are discouraged. Variances to this policy will be granted on specific requests and will be limited to conservation lots, perimeter lots, and back-to-back lots. Lake-lot screened enclosures must be either "bird cage" or shed roof with wood trim.
2. Fascia shall be a minimum of 1" x 6".
3. Roofs shall be composition or built up. Roof shingles shall be fiberglass, fungus resistant (20 year warranty). Dimensional shingles are strongly encouraged but not required.
4. Siding material other than stucco must be submitted to and approved by the NCC. Siding material must be the same color as the exterior walls of the house.
5. Stucco Brick is **not** allowed unless it is painted a uniform color and its use is specifically approved in writing by the NCC.
6. All fences must be built in accordance with Appendix AF-373.



**DESIGN GUIDELINES**  
**Wakebridge Section 373**  
**Fences**

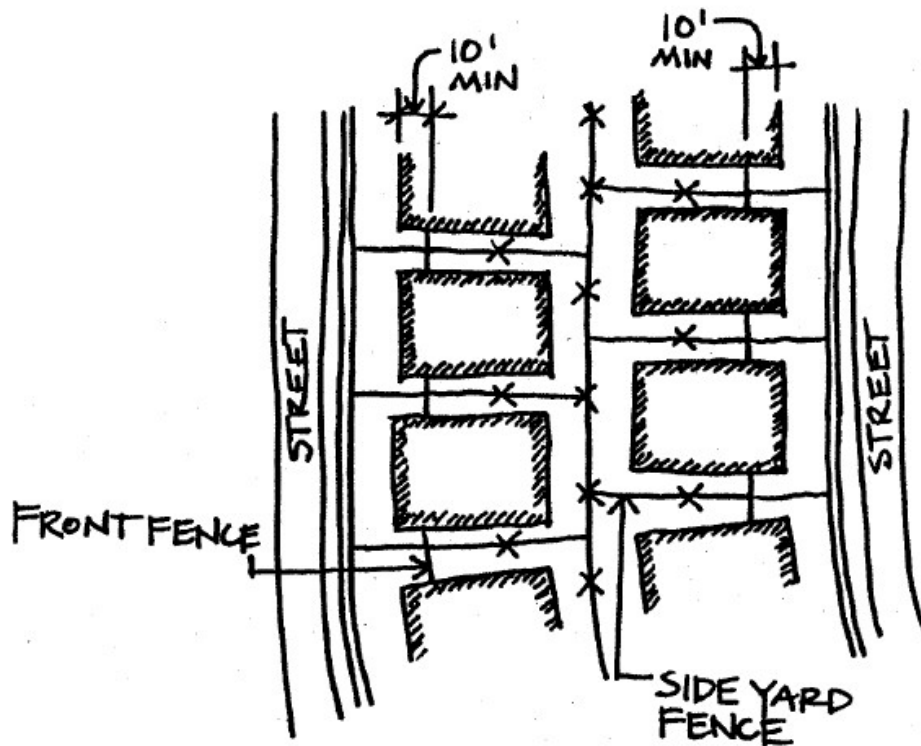
INTENT:      It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.



## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE

**LOTS:** When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-373-2

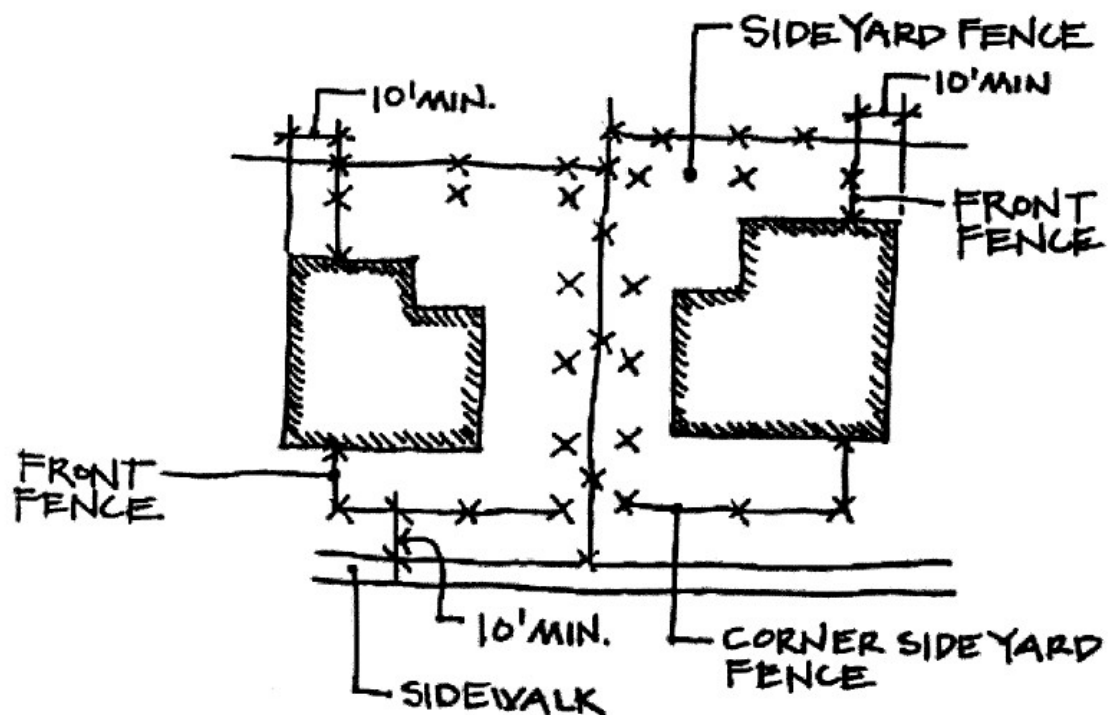


December 3, 1998

## FOR ALL FENCES ON THE STREET SIDE OF CORNER

**LOTS:** When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10 -feet. These fences shall be 6 -feet high.
3. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



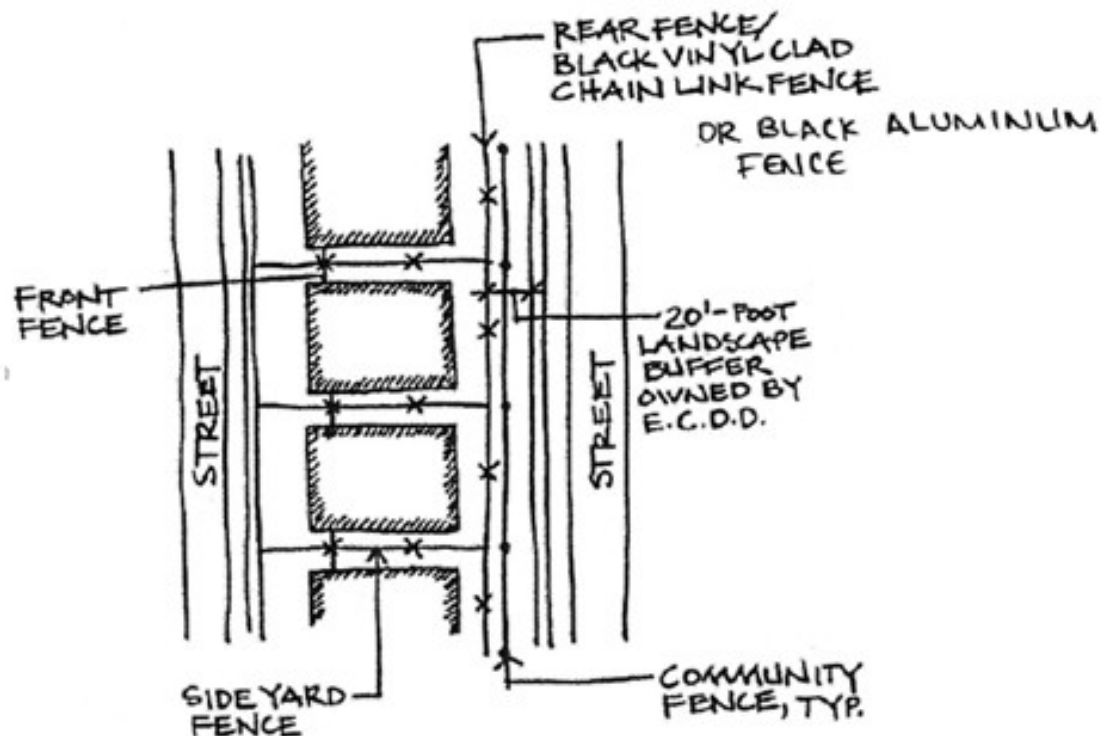
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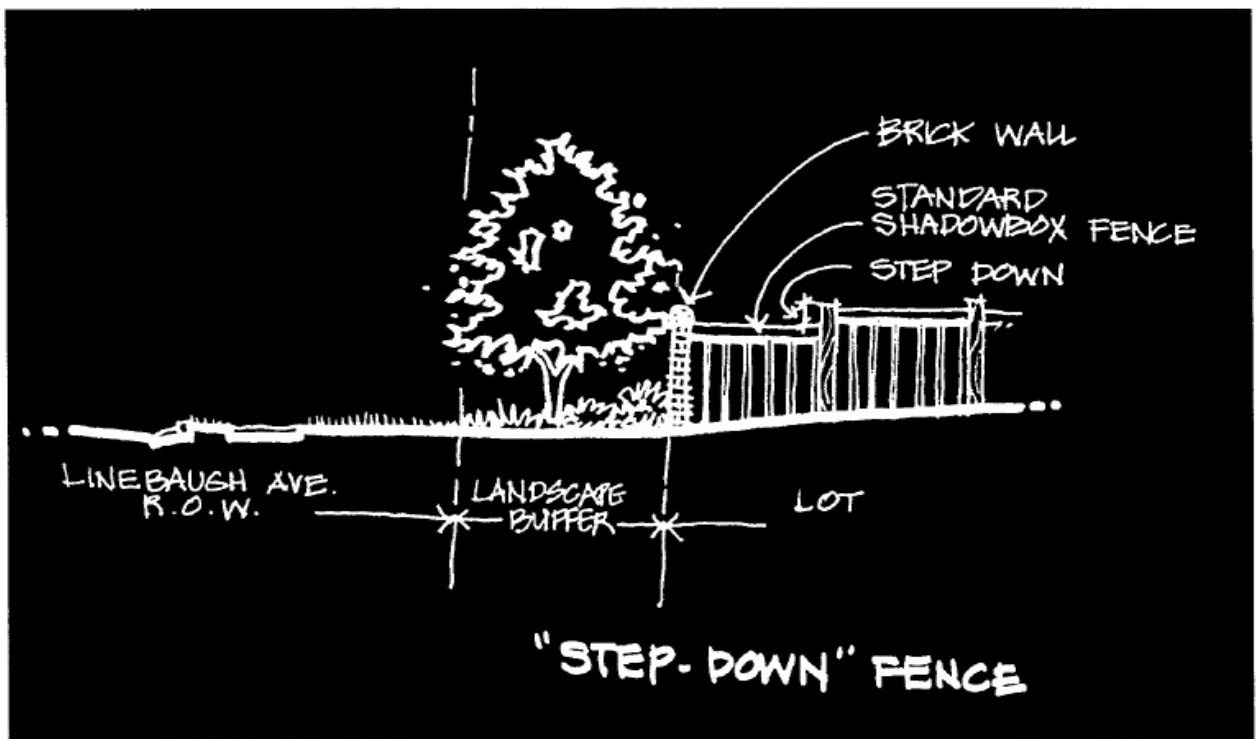
### FOR ALL FENCES THAT BACK ON MONTAGUE:

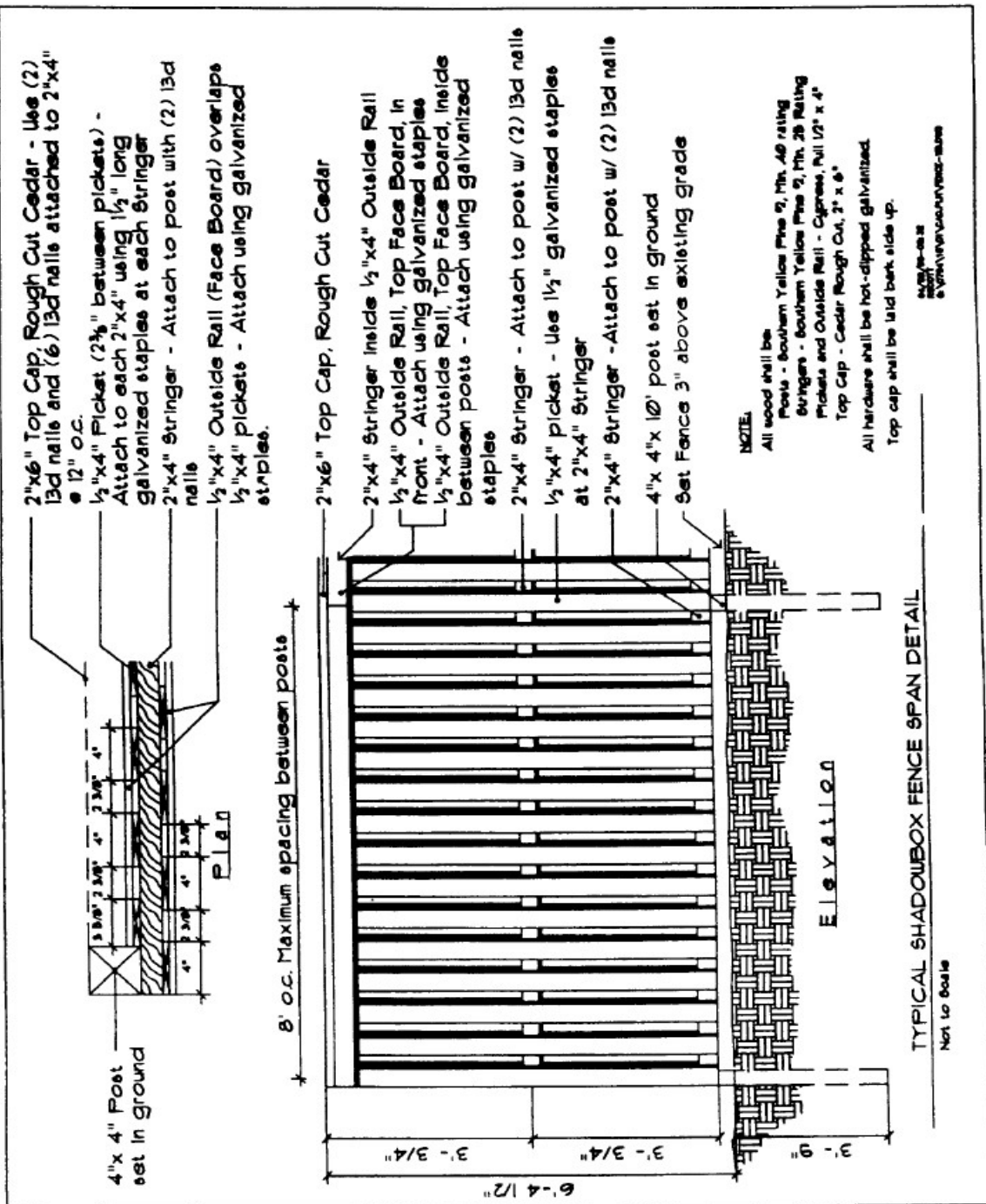
1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence or 6-foot high black aluminum fence as described in Section 2.2.15(C) of the Guidelines. Fences on the rear property line shall be maintained by each homeowner.
2. Black mesh privacy windscreens may be attached to rear fences backing on Montague. Windscreens must be secured with black fasteners and maintained to prevent sagging, tears and fading.
3. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5-feet center-to-center across the entire rear fence. Plants shall be 3-feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.
4. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
5. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2-feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
6. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



**FOR ALL FENCES BACKING ON LINEBAUGH:**

1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the standard 6-foot shadowbox fence is greater than the height of the wall, the shadow box fence should be stepped down in the last panel, so as not to be visible from Linebaugh.





### **Front Screen / Storm Door (Bridges Village *exclusively*)**

Various designs, materials, sizes and manufacturer's colors of Screen or Storm Doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16-24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may **not** be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens which are mounted around exterior front doors are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door sample color must be submitted with all screen/storm door modification requests.
9. Screen door frames must match the current color of the homes front door. If the front door color changes in the life of the screen door, the screen door frame must comply to the color change.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors.

**WEST PARK VILLAGE  
SECTION 323**

**DESIGN GUIDELINES**  
**West Park Village - Section 323**  
**Building**

The following list summarizes the design elements that are an additional part of the **West Park Village Design Guidelines**

1. Criteria for repeating plans:
  - **For Houses** - Same plan, same elevation same side or opposite side of street, three (3) full lots must be skipped before repeating the same elevation.
  - **For Duplexes** - Same plan, same elevation, same or opposite side two (2) full lots must be skipped before repeating the same elevation. Additionally, at least two (2) buildings (four (4) dwelling units) must be skipped before repeating visually similar buildings (two (2) dwelling units).
  - **Townhouses** - The same plan, same elevation, two (2) full dwelling units must be skipped before repeating the same elevation.



**SECTION GUIDELINES**  
**West Park Village - Section 323**

- 1. Address Plan**
- 3. Building Guidelines ..... AB**
- 4. Fence Guidelines ..... AF**
- 5. Landscape Guidelines ..... AL**





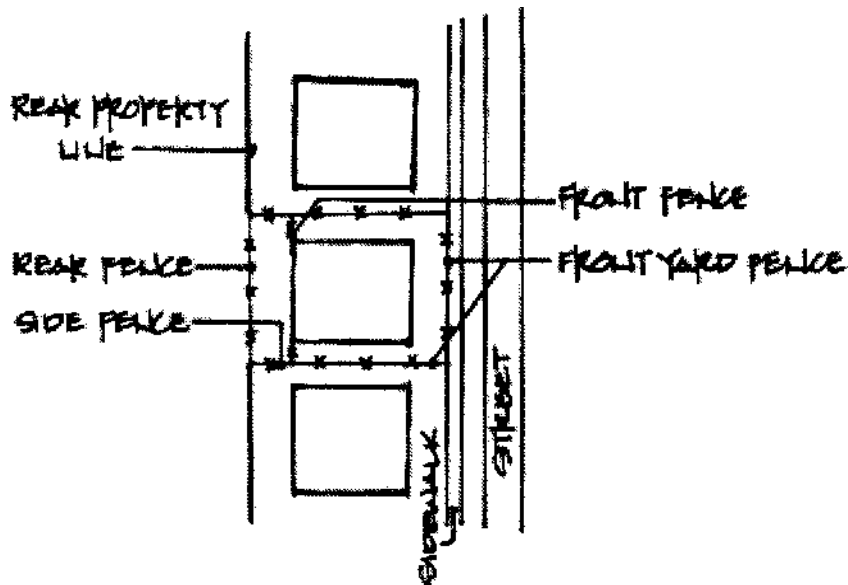


**DESIGN GUIDELINES**  
**West Park Village Section 323**  
**Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. Variety in traditional designs is encouraged.

**DEFINITIONS:**

1. **Rear Fence** - The fence that is closest to and generally runs parallel with the rear property line.
2. **Side Fence** - The fence that is closest to and generally runs parallel to the side lot lines and is farther from the street than the rear of the home.
3. **Front Fence** - The part of a rear yard fence that faces the street but remains no closer to the street than the rear of the home.
4. **Front Yard Fence** - Any fence that is closer to the street than the rear of the home.



## **ALL HOUSES:**

When fences are built:

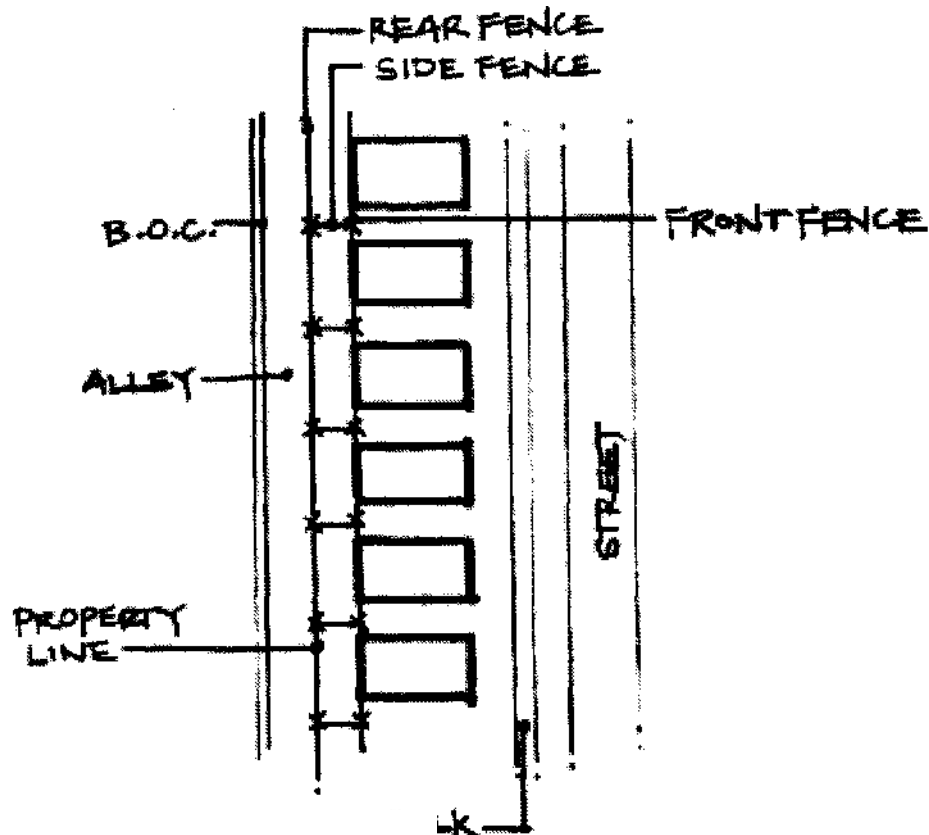
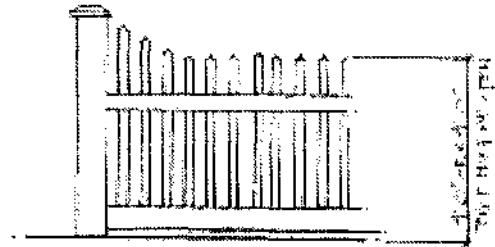
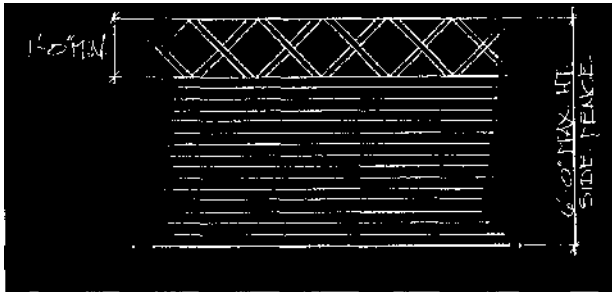
1. **All fences must be submitted for approval prior to construction.**
2. The committee shall have sole discretion to approve or disapprove any fence other than the standard.
3. Front Yard Fences are allowed on all lots except townhomes. They shall be constructed of white PVC or wood painted white.
4. The maximum height of a **Front Yard Fence** shall be 3'-6".
5. If the fence is less than or equal to 4'-0", the fence must be open.
6. **Front Fences** shall not be closer to the rear of the house than the rear corner of the house.
7. For all PVC or wood fences:
  - \$ Posts must extend above the top edge of the fence
  - \$ Post tops must be decorative i.e. Flat top posts are not acceptable
  - \$ Dog eared pickets are not acceptable
  - \$ If the fence or any portion of the fence is open, the maximum picket width is 3".
  - Clear space between pickets shall be no less than 1" and no greater than 4".



## HOUSES ON ALLEYS:

When fences are built:

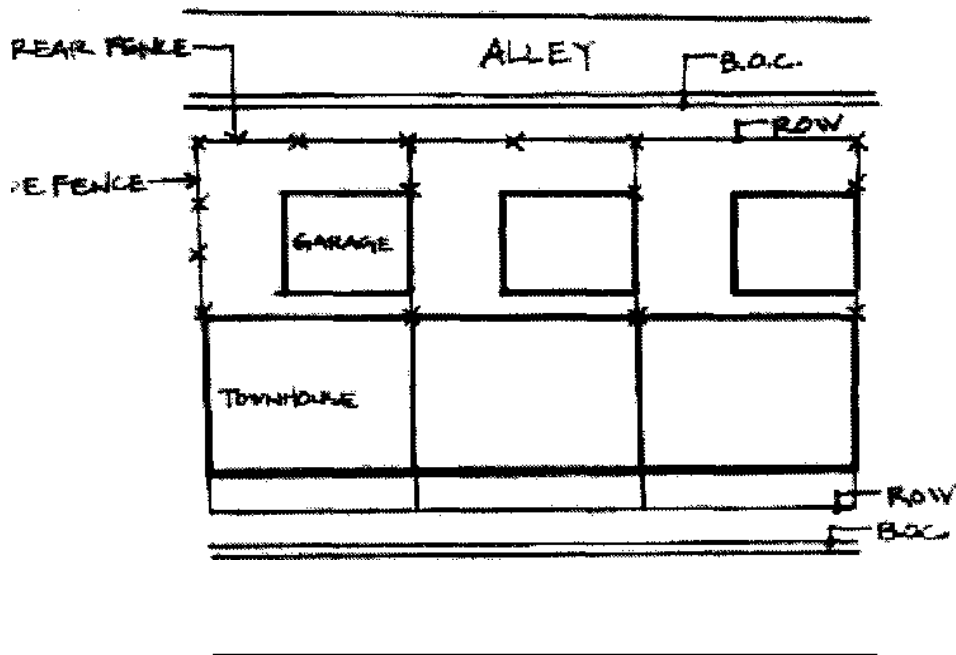
1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Front Fences**, **Side Fences** and **Rear Fences** is 6'-0".
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open. No more than 4'-0" of the fence may be opaque.



## TOWNHOUSES ON ALLEYS:

When fences are built:

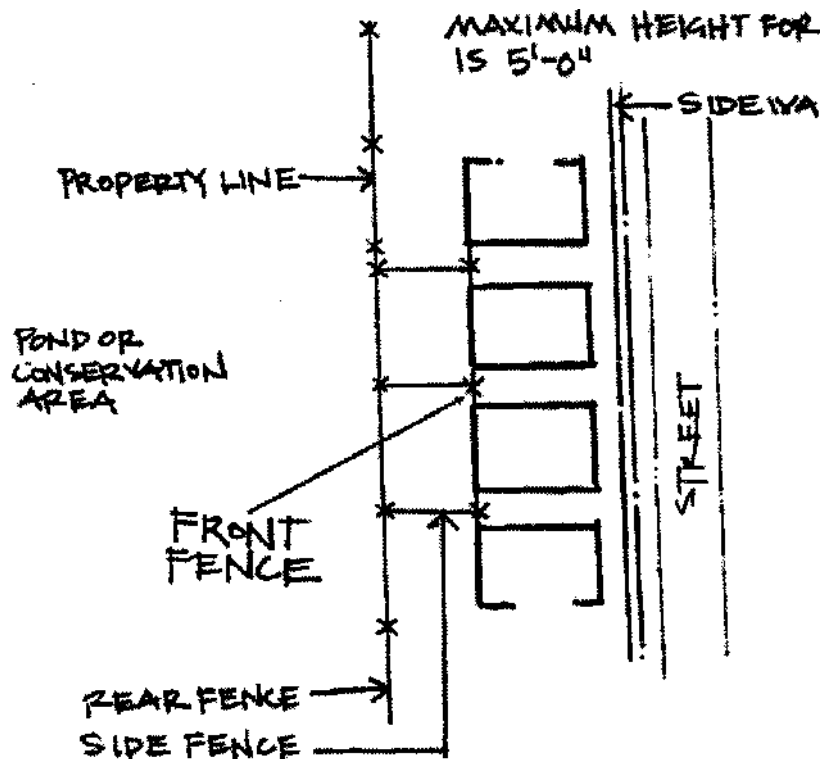
1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Side Fences** and **Rear Fences** is 6'-0".
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open.  
No more than 4'-0" of the fence may be opaque.
4. There will be no **Front Fences** nor **Front Yard Fences** permitted.

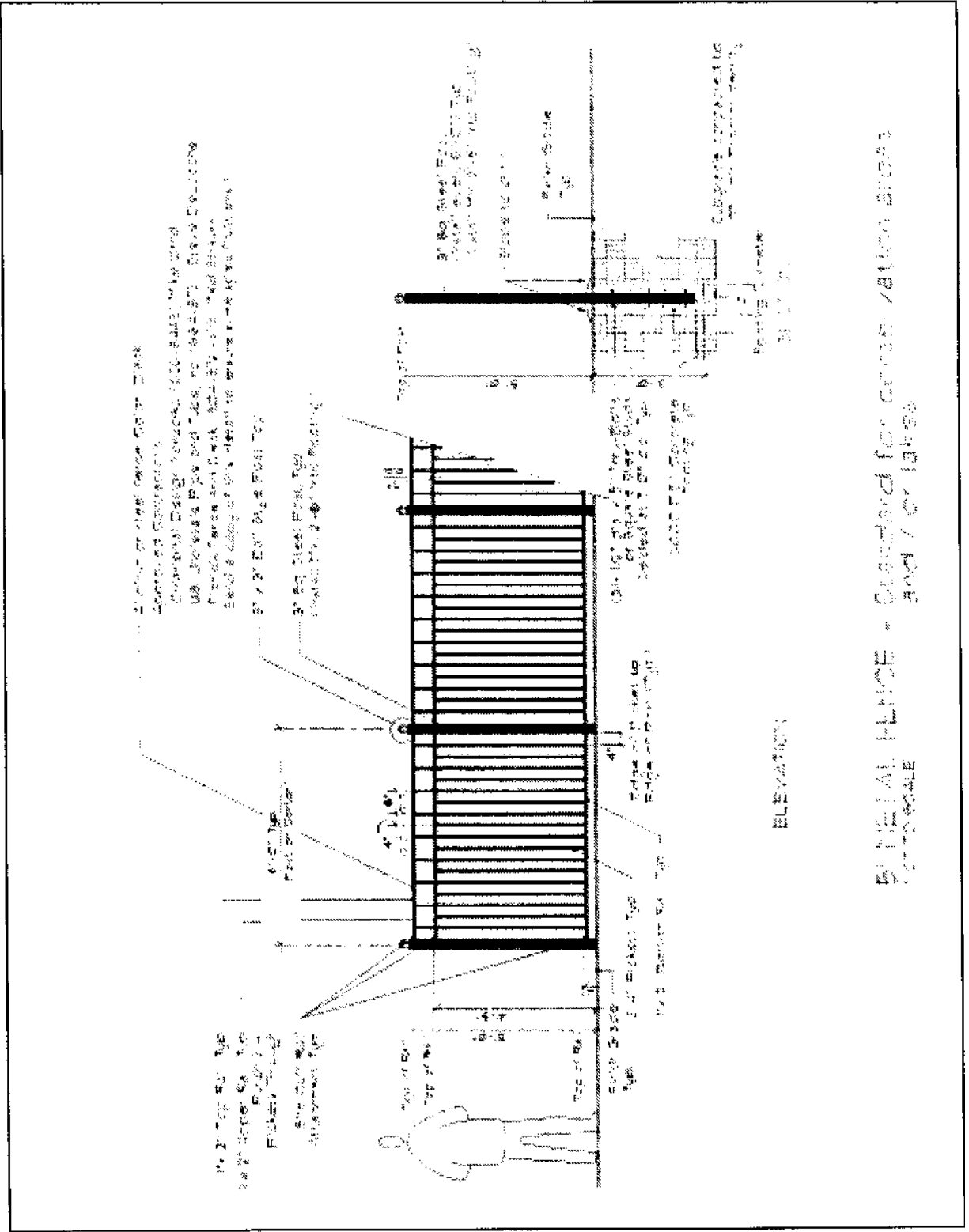


## FOR HOUSES ALONG PONDS, CONSERVATION AREAS AND/OR LAKES:

When fences are built:

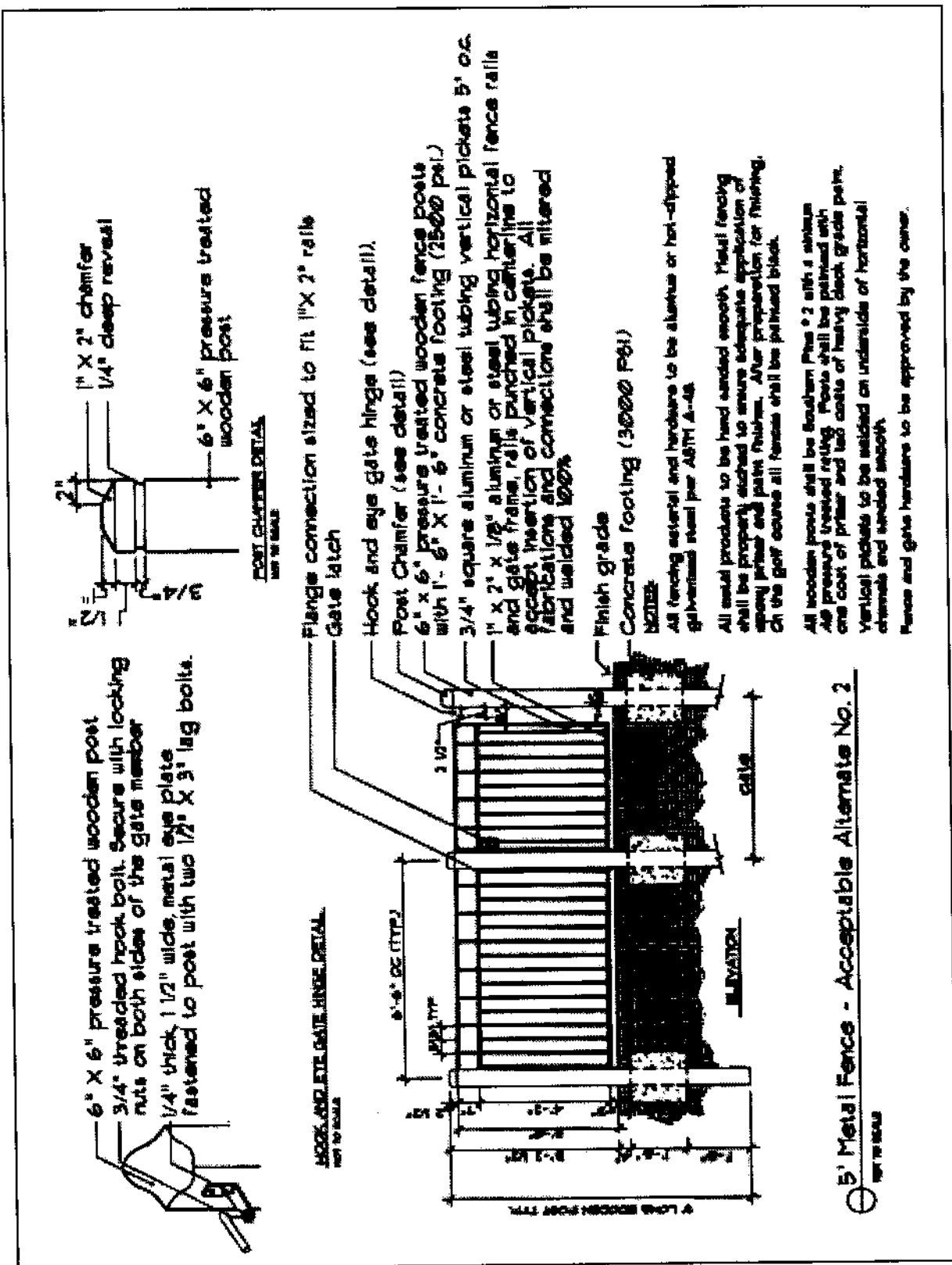
1. The standard fence in the rear yard shall be the 5' metal fence detailed in this guideline.  
Variance from the standard Fence will be considered.
2. Fences shall be painted black.
3. **Rear Fences** shall be installed on the rear lot lines.
4. **Side Fences** shall be installed on the side lot lines.
5. The 5' metal fences will tie to the house at the rear corner of the house.





August 5, 1999

AA-323-6



## **DESIGN GUIDELINES**

### **West Park Village - Section 323**

### **Landscape**

The following list summarizes those design elements which the NC requires, recommends and/or encourages the following standards:

1. It is the intent of these specifications to promote the regeneration of the natural landscape that was in this area prior to development while allowing each homeowner enough flexibility to express their individuality.
2. It is also the intent of these specifications to promote well-landscaped front, side and rear yards for each home. Of particular concern is the view of rear and side yards by neighbors.
3. Minimum number of **major trees** from list 1 per lot:

60' wide lots	<b>5</b>
55' wide lots	<b>4</b>
50' wide lots	<b>4</b>
45' wide lots	<b>3</b>
40' wide lots	<b>3</b>
25' townhomes	<b>1</b>
4. Minimum number of **minor accent trees** from list 2 per lot utilized to accentuate entryways or front yards = 1.
5. A minimum number of **tree species** from lists 1 and 2 = **2**.
6. Minimum number of **shrub species** from lists 3, 4 & 5 = **5**.
7. Pine Chips shall be used in all planting beds and around bases of isolated trees. They shall be spread evenly to a 3" depth.
8. Pine Straw shall be used in beds adjacent to a "Natural Buffer".
9. Other trees and shrubs may be used but will not be credited to the required numbers.
10. **QUEEN PALMS ARE PROHIBITED.**

### **TREE SUBSTITUTIONS**

The following substitutions are acceptable for "Major Trees" in List 1:

(2) ~ 15 gal trees	=	1 Major Tree List credit
(1) ~ 30 gal tree	=	1 Major Tree List credit
(1) ~ 65 gal tree	=	2 Major Tree List credit
(1) ~ 100 gal tree	=	3 Major Tree List credit
(3) ~ 8'-12' Sabal Palms	=	1 Major Tree List credit





## West Park Village - Section 323 Landscape

Each tree equals 1 Tree Credit unless otherwise noted.

COMMON NAME	SCIENTIFIC NAME	SIZE
BALD CYPRESS	<i>Taxodium distichum</i>	30 gal, 10'-12' ht, 4'-5' spr, 2"-3" cal
DAHOON HOLLY	<i>Ilex cassine</i>	30 gal, 8'-10' ht, 4'-5' spr, 2"-2 1/2" cal
EAST PALATKA HOLLY	<i>Ilex x attenuata</i>	30 gal, 9'-11' ht, 4'-5' spr, 2"-2 1/2" cal
LIVE OAK	<i>Quercus virginiana</i>	30 gal, 10'-12' ht, 4'-5' spr, 2"-2 1/2" cal
LIVE OAK = 2 Tree Credits	<i>Quercus virginiana</i>	65 gal, 12'-14' ht, 6'-8' spr, 3"-3 1/2" cal
LIVE OAK = 3 Tree Credits	<i>Quercus virginiana</i>	100 gal, 14'-16' ht, 8'-10' spr, 4"-5" cal
RED MAPLE	<i>Acer rubrum</i>	30 gal, 10'-12' ht, 4'-5' spr, 2"-2 1/2" cal
SABAL PALM = V3 Tree Credit	<i>Sabal palmetto</i>	8'-12' ct, bootied, 8" cal. min
SHUMARD OAK	<i>Quercus shumardii</i>	30 gal, 10'-12' ht, 4'-5' spr, 2"-2 1/2" cal
SLASH PINE = 1/2 Tree Credit	<i>Pinus elliottii</i>	15 gal, 7'-9' ht, 3'-4' spr, 1"-1 1/2" cal
SLASH PINE	<i>Pinus elliottii</i>	30 gal, 10'-12' ht, 4'-5' spr, 2"-2 1/2" cal
SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	30 gal, 8'-10' ht, 4'-5' spr, 2"-3" cal

NOTE: See "Tree Substitutions" for tabulating number of "tree credits" based upon size of tree used.



## West Park Village - Section 323 Landscape

### LIST 2 - MINOR ACCENT TREES / SHRUBS

COMMON NAME	SCIENTIFIC	SIZE
CRINUM	<i>Crinum</i> spp.	10 gal, 30" ht. x 30" spr., specimen
KING SAGO	<i>Cycas revoluta</i>	10 gal, 25" ht. x 25" spr., specimen
CREPE MYRTLE 'NATCHEZ'	<i>Lagerstroemia indica</i> 'Natchez'	30 gal, 8'-10' ht., 4'-6' spr., 3-5 canes min w/ 1"-1 1/2" cal ea
NELLIE STEVEN'S HOLLY	<i>Ilex</i> 'Nellie R. Stevens'	30 gal, 7'-9' ht., 4'-6' spr., multi-trunk, full
TREE LIGUSTRUM	<i>Ligustrum lucidum</i>	30 gal, 6'-8' ht., 4'-6' spr., 3-5 canes min w/ 1"-1 1/2" cal ea



August 5, 1999

## West Park Village - Section 323 Landscape

### LIST 3 - MEDIUM TO TALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AZALEA - DUC DE ROHAN	<i>Rhododendron 'Duc de Rohan'</i>	3 gal, 16" ht
BEAUTY BERRY	<i>Callicarpa americana</i>	3 gal, 24" spr
BLACKHAW VIBURNUM	<i>Viburnum obovatum</i>	3 gal, 30" spr x 24" ht
BURFORD HOLLY	<i>Ilex cornuta 'Dwarf Burford'</i>	3 gal, 16" spr x 12" ht
FAKAHATCHEE GRASS	<i>Tripsacum dactyloides</i>	3 gal, 24" ht
FETTERBUSH	<i>Lyonia lucida</i>	3 gal
FIREBUSH •	<i>Hamelia patens</i>	3 gal, 24" spr x 24" ht
GALLBERRY	<i>Ilex glabra</i>	3 gal
PHILODENDRON	<i>Philodendron selloum</i>	3 gal, 30" spr x 20" ht
PINAPPLE GUAVA	<i>Feijoa sellowiana</i>	3 gal, 22" ht
SAW PALMETTO	<i>Serenoa repens</i>	1 gal, 10" spr x 10" ht
SIMPSON'S STOPPER	<i>Myrcianthes fragrans</i>	3 gal, 24" spr x 24" ht
THRYALLIS	<i>Galphimia glauca</i>	3 gal, 20" spr x 18" ht
VIBURNUM SUSPENSUM	<i>Sandankwa viburnum</i>	3 gal, 22" ht
WAX JASMINE	<i>Jasminum volubile</i>	3 gal, 28" spr x 16" ht
YELLOW ANISE	<i>Illicium parviflora</i>	3 gal, 20" spr x 30" ht



## West Park Village - Section 323 Landscape

### LIST 4 - SMALL SHRUBS / GRASSES

COMMON NAME	SCIENTIFIC NAME	SIZE
AFRICAN IRIS	<i>Dietes vegeta</i>	1 gal, 16" ht, full
BLUE PACIFIC JUNIPER	<i>Juniperus conferta</i> 'Blue Pacific'	1 gal, 12" spr, full
BOSTON FERN	<i>Nephrolepis exaltata</i>	1 gal, 12" ht, full
BUSH DAISY	<i>Gamolepis chrysanthemoides</i>	1 gal, 18" ht, full
CARDBOARD PALM	<i>Zamia furfuracea</i>	3 gal, 24" spr, full
CAST IRON PLANT	<i>Aspidistra elatior</i>	1 gal, 15" ht, full
COONTIE	<i>Zamia purmilla</i>	3 gal, 18" ht, full
DWARF AZALEA	<i>Rhododendron</i> 'Red Ruffle'	3 gal, 12" spr x 12" ht, full
DWARF BURFORD HOLLY	<i>Ilex cornuta</i> 'Dwarf Bufford'	3 gal, 16" x 19", full
DWARF YAUPON HOLLY	<i>Ilex vomitoria</i> 'Schellings Dwarf'	3 gal, 16"-18" spr, full
'EVERGREEN GIANT' LIRIOPE	<i>Liriope muscari</i> 'Evergreen Giant'	1 gal, 3-5 bibs, full
INDIAN HAWTHORN	<i>Raphiolepis indica</i>	3 gal, 18" ht x 18" spr, full
MUHLY GRASS	<i>Muhlenbergia capilaris</i>	1 gal, 20" ht, full
PARSON'S JUNIPER	<i>Juniperus chinensis</i> 'parsonii'	3 gal, 24" spr x 20" ht, full
SPARTINA	<i>Spartina bakeri</i>	1 gal, 20" ht, full
SPIDER LILY	<i>Hymenocallis latifolia</i>	3 gal, 14" ht, full
WILD COFFEE	<i>Psychotria nervosa</i>	3 gal, 24" spr x 24" ht, full
WIREGRASS	<i>Aristida stricta</i>	1 gal, 12" ht, full





## West Park Village - Section 323 Landscape

### LIST 5 - GROUNDCOVERS / VINES, ETC.

COMMON NAME	SCIENTIFIC NAME	SIZE
ANNUALS		4" pot, seasonal varieties to be selected by Owner
BOUGAINVILLEA	Bougainvillea spectabilis	1 gal, 12" ht x 18" spr, full
CINNAMON FERN	Osmunda cinnamomea	1 gal, 3" ht, full
CORAL HONEYSUCKLE	Lonicera sempervirens	1 gal, 12" ht x 18" spr, full
CREEPING FIG	Ficus pumila	1 gal, 12" ht x 18" spr, full
CONFEDERATE JASMINE	Trachelospermum jasminoides	1 gal, 12" ht x 18" spr, full
DWARF NANDINA	Nandina domestica 'Nana'	1 gal, 18" ht x 12" spr, full
ENGLISH IVY	Hedera helix	liner
HOLLY FERN	Cyrtomium falcatum	1 gal, 8" ht, full
MININA JASMINE	Trachelospermum asiaticum 'Minima'	1 gal, 12" ht x 18" spr, full
MONDO GRASS .	Ophiopogon japonicus	1 gal, 6" ht, full
PURPLE QUEEN	Setcreasea pallida	1 gal, 16"-18" ht x 16"-18" spr, full
SALVIA-NATIVE	Salvia coccinea	1 gal, 18" ht x 12" spr, full
YELLOW LANTANA	Lantana camara	1 gal, 12" ht x 18" spr, full

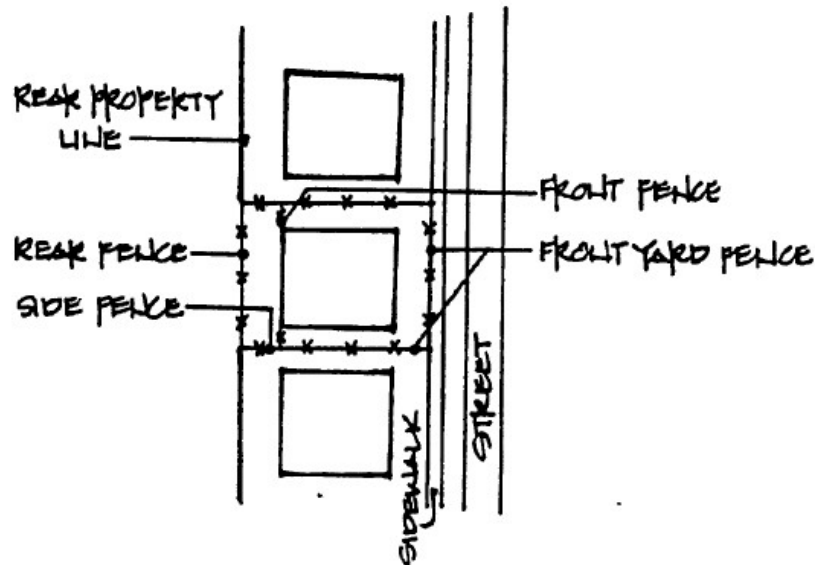


**DESIGN GUIDELINES**  
**West Park Village Section 323**  
**Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. Variety in traditional designs is encouraged.

**DEFINITIONS:**

1. **Rear Fence** - The fence that is closest to and generally runs parallel with the rear property line.
2. **Side Fence** - The fence that is closest to and generally runs parallel to the side lot lines and is farther from the street than the rear of the home.
3. **Front Fence** - The part of a rear yard fence that faces the street but remains no closer to the street than the rear of the home.
4. **Front Yard Fence** - Any fence that is closer to the street than the rear of the home.





## **ALL HOUSES:**

### **When fences are built:**

1. **All fences must be submitted for approval prior to construction.**
2. The committee shall have sole discretion to approve or disapprove any fence other than the standard.
3. Front Yard Fences are allowed on all lots except townhomes. They shall be constructed of white PVC or wood painted white.
4. The maximum height of a **Front Yard Fence** shall be 3'-6".
5. If the fence is less than or equal to 4'-0", the fence must be open.
6. **Front Fences** shall not be closer to the rear of the house than the rear corner of the house.
7. For all PVC or wood fences:
  - Posts must extend above the top edge of the fence
  - Post tops must be decorative i.e. Flat top posts are not acceptable
  - Dog eared pickets are not acceptable
  - If the fence or any portion of the fence is open, the maximum picket width is 3". Clear space between pickets shall be no less than 1" and no greater than 4".

## **FOR THE VILLAS OF WEST PARK VILLAGE**

### **When fences are built:**

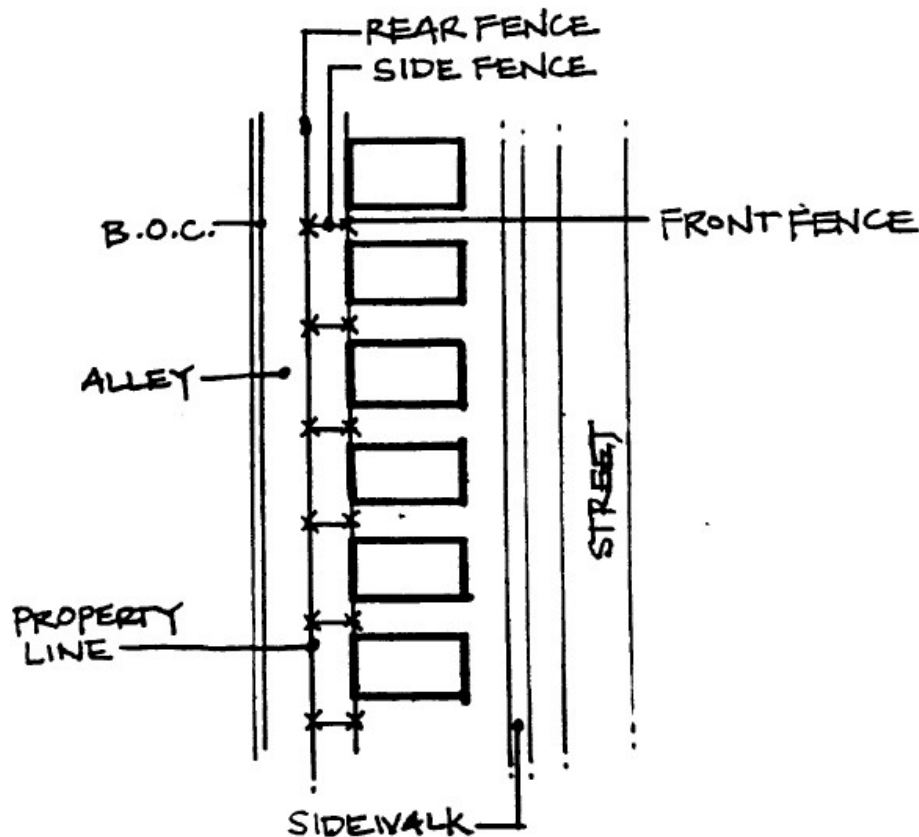
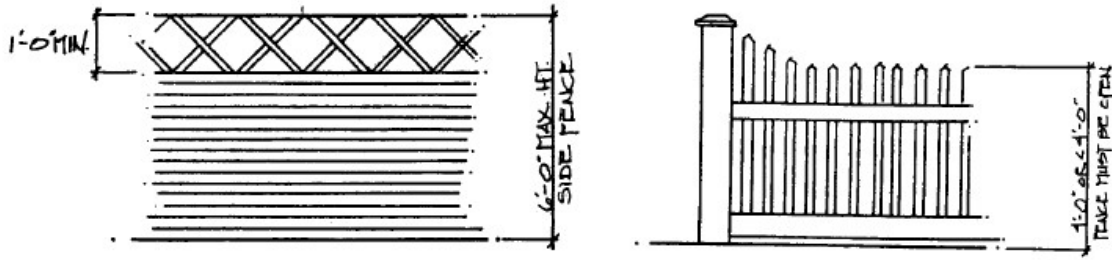
1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Front Fences, Side Fences and Rear Fences** is 6'-0". Exceptions shall be made on those lots with sloping/grading issues to allow a maximum height of 8 feet, with at least the top 1 foot of the fence being open with lattice and no more than 2 feet of lattice. Proof of sloping/grading issues shall be provided at time of modification application.
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open. No more than 4'-0" of the fence may be opaque.

(Section added 7/11/2017)



## HOUSES ON ALLEYS: When fences are built:

1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Front Fences, Side Fences and Rear Fences** is 6'-0".
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open. No more than 4'-0" of the fence may be opaque.



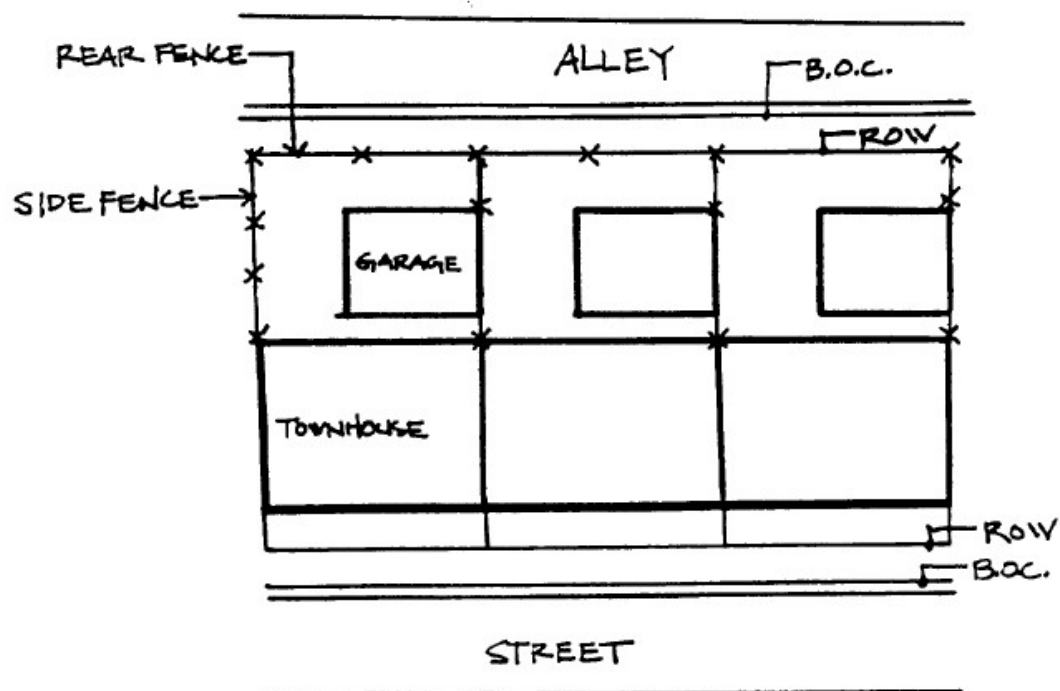
August 5, 1999

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## TOWNHOUSES ON ALLEYS:

When fences are built:

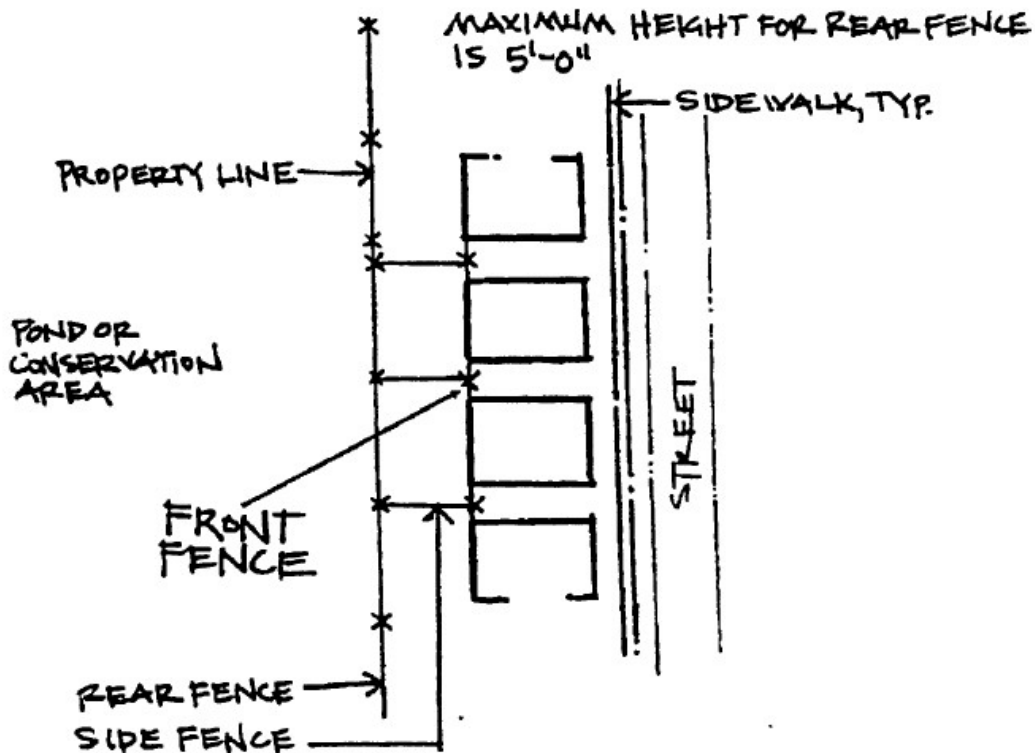
1. All Fences must be constructed of white PVC or wood painted white.
2. The maximum height for **Side Fences and Rear Fences** is 6'-0".
3. If the fence is greater than 4'-0", the bottom 4'-0", can be opaque. If any portion of the bottom 4'-0" of the fence is opaque, at least the top 1'-0" of the fence shall be open. No more than 4'-0" of the fence may be opaque.
4. There will be no **Front Fences** nor **Front Yard Fences** permitted.

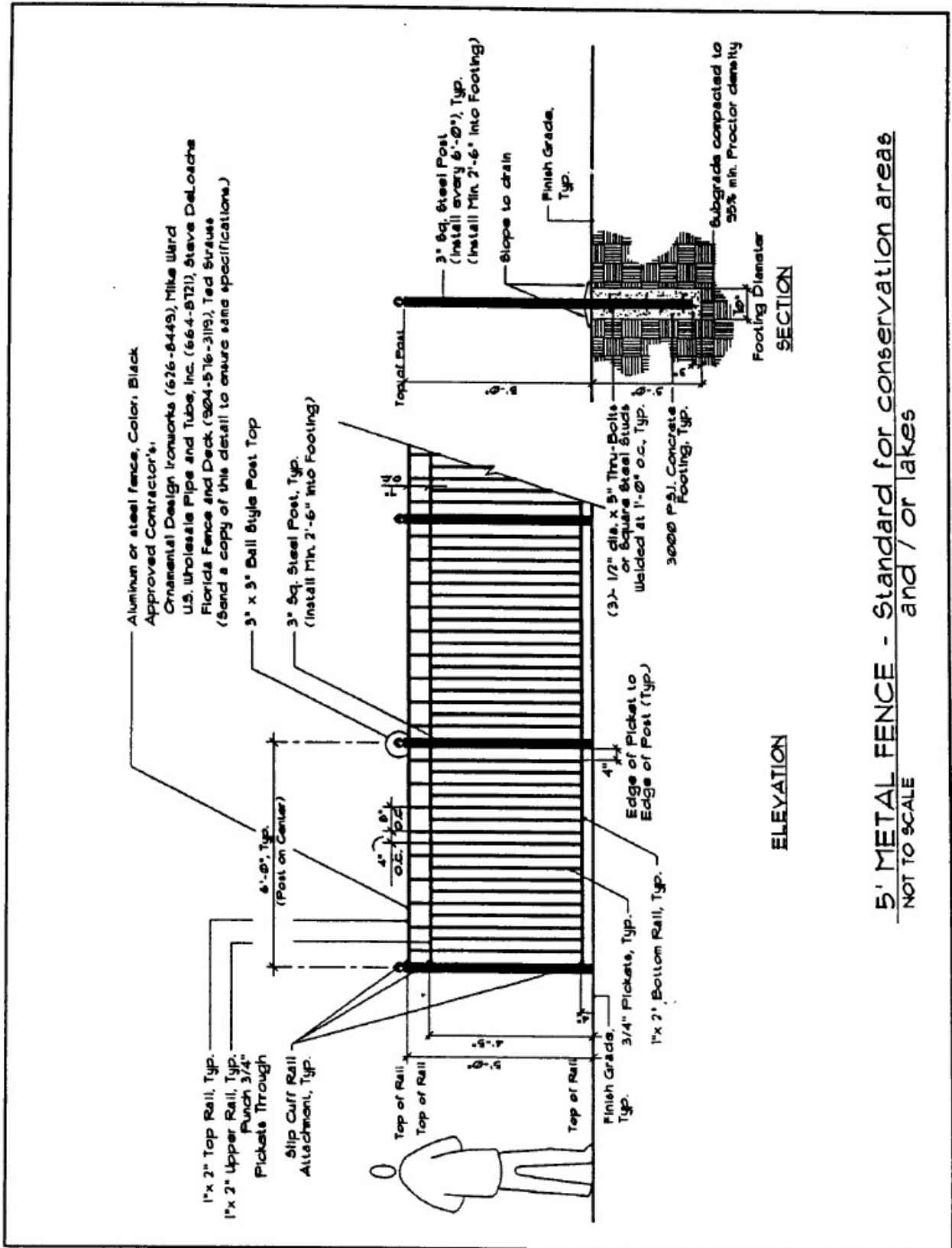


## FOR HOUSES ALONG PONDS, CONSERVATION AREAS AND/OR LAKES:

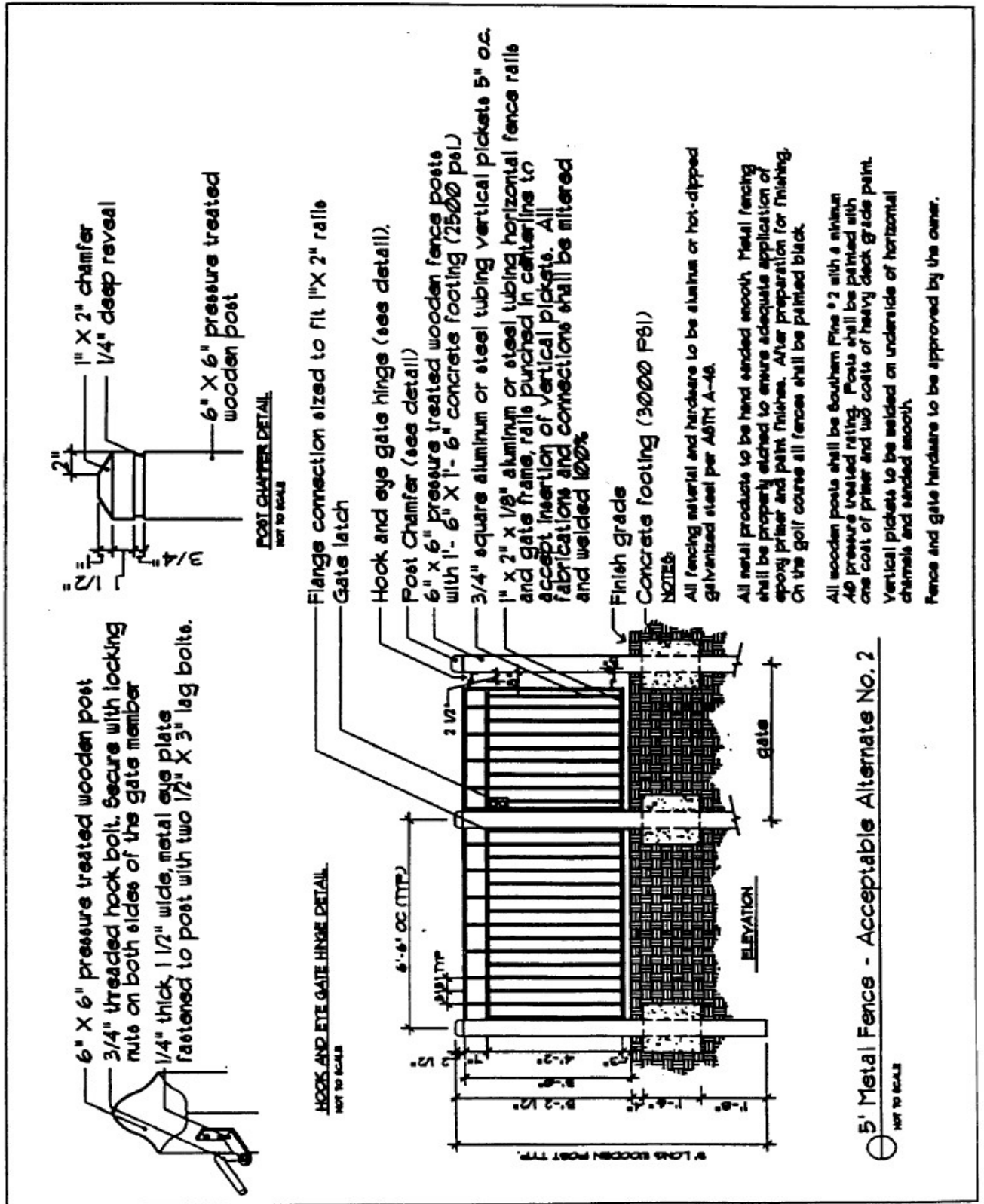
When fences are built:

1. The standard fence in the rear yard shall be the 5' metal fence detailed in this guideline.  
Variance from the standard Fence will be considered.
2. Fences shall be painted black.
3. **Rear Fences** shall be installed on the rear lot lines.
4. **Side Fences** shall be installed on the side lot lines.
5. The 5' metal fences will tie to the house at the rear corner of the house.
- 6.





# 5' METAL FENCE - Standard for conservation areas NOT TO SCALE and / or lakes





## WEST PARK VILLAGE

# Architectural Design Guidelines

January 20, 1999



**Architectural Design Guidelines Prepared by  
COOPER JOHNSON SMITH ARCHITECTS, INC.**

**Master Plan & Urban Regulations Prepared by  
RTKL ASSOCIATES, INC.**



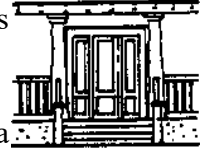
## GENERAL PRINCIPLES

1. Strive for order and balance and the reoccurring proportions of historical architecture.
2. Several of the local styles in Hyde Park are to serve as models for reference in Westchase. These are the eclectic versions of Colonial Revival, NeoClassical, Craftsman Bungalow, and Vernacular Styles.
3. Create order with repeating elements (columns, windows, dormers). For instance, use the same tall window repeated at the same spacing centered on each column bay of a porch.
4. Proportion columns, entablature, and pediments using: 1) the system explained in *The American Vignola* for classically derived elements or 2) a measured detail from a Hyde Park Bungalow. (Submit)
5. Strive for a look of authenticity and historical accuracy in material selection and detailing —Replication of details from Hyde Park appropriate to the style of the design is encouraged.
6. Massing of the main house should be one or two simple volumes and roof shapes with smaller volume(s) attached to it.
7. Natural time honored building materials are preferred. Man made substitutions will be considered based upon their similarity to materials historically used.

## GUIDELINE DETAILS

All homes should have front porches as allowed for in the Urban Regulations. However, porches do not have to extend the full width of the house.

- Steps from front porches should span from porch column to porch column for better detailing, a welcoming attitude, and informal seating. Porch steps without handrails are not subject to the 10 foot front set-back requirements.



- Houses on corner lots are encouraged to have wrap around porches. As a minimum, they should have two architecturally composed facades facing the two streets.



- When possible, windows and doors should center on porch column bays.

- HVAC units shall be placed in rear yards and where not



- visible from the street. If located at the side of the house, the unit must be screened by landscaping or low walls matching the materials of the house

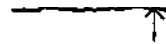
- Items not permitted include stained glass, steel clad front doors, exterior exterior flood lights.



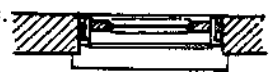
- Items requiring approval by the Architectural Review Committee (ARC) covered foam moldings, precast moldings, curved windows, scroll work, :



- First floor elevations shall be a minimum of 18" above finished grade at the front of the house.



- Windows set into masonry walls shall be recessed as far as possible. Variations of this must be approved by the ARC.



## GUIDELINE DETAILS CONTINUED

- Changes in exterior materials should be made along a horizontal line. Likewise, where materials change there shall be a corresponding change in paint color.
- Roofs:  
Principal roofs shall be symmetrical. Hip roofs from 6:12 to 9:12 or Gables from 5:12 to 9:12.

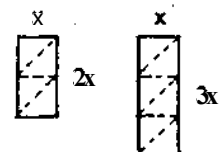
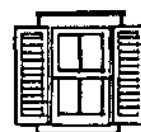
Minimum roof pitches as follows:

Porches-3:12 Hip  
roofs-6:12 Gable  
roofs-5:12

Porch roofs can be sheds, frontal gables or hips, with 3:12 or greater pitch. On classical style porches and bay windows roof pitch may be 1:12.

. Flat roofs (1/4" per foot slope) must either be occupiable, or appear to be occupiable (no flat-pan metal roof enclosures allowed).

- Roof eaves shall have a minimum 12" overhang at gable ends and 18" overhang for hip roofs, with exposed rafter tails or brackets recommended.
- Windows that are ganged together shall be separated by 4" minimum trim. (Mulled windows are not allowed.)
- Shutters are encouraged and may be used on the street façade, if desired. They may be louvered, paneled, or plank in construction, must be sized to cover the window when closed, and may be operable.
- Windows on the main two floors should be vertically proportioned. Attic windows may be vertical or horizontal.
- In order to add dignity, one-story houses shall have 9'-4" minimum ceiling height and a finished floor 18" minimum above grade at the front of the house. The main roof pitch shall be a minimum of 6:12, unless variances are approved by the ARC. Porches are encouraged to be recessed under the main roof volume rather than added on with a separate roof.



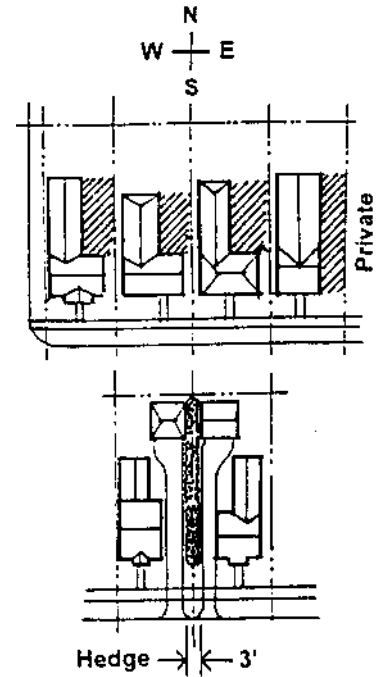
## GUIDELINE DETAILS CONTINUED

- Garages and other out buildings are useful extensions of the home and should be built with the same care. Materials and colors should match those of the main house. Any variance must be approved by the ARC.
- House plans that are L shaped, or sited to provide a single side yard, should be organized with a public and a private side. Public sides should be oriented in the same direction on any one side of the street. On a corner lot the public side must be oriented toward the street. On interior lots the south is the preferred orientation of the public side.
- When two street accessed driveways are adjacent, they must be separated by a 3-foot wide planting strip, with a hedge starting in line with the front edge of the house.
- Spacing Policy—for Houses, the same exterior elevation may repeat no closer than every fourth lot (three full lots must be skipped), whether on the same or opposite side of the street.

For Duplexes the same exterior elevation may repeat no closer than every other building (two dwelling units).

For Townhouses the same exterior elevation may repeat no closer than every third dwelling unit.

- Public sidewalks shall be a minimum of 6 feet wide.
- Note: Variances to these guidelines may be granted based upon individual architectural merit.



## WEST PARK MATERIALS

### Building Walls:

- Cedar or Cypress horizontal wood siding
- Hardieplank siding (synthetic "wood"), smooth finish only allowed.
- Stucco on concrete block, smooth, sand, or steel trowelled finish.
- Cedar shingles, machine cut with bottom edge aligned.
- Brick
- Stone (with ARC approval)
- Aluminum siding and vinyl siding systems are not allowed.

### Trim:

- P.T. wood planed smooth, cedar or cypress grade "B" or better.
- Synthetic "wood" trim, smooth finish

### Foundation Walls & Piers:

- Parged block or brick

## MATERIALS CONTINUED

### Site Walls & Fences:

- Generally the same material as the primary building, wood fences shall be smooth cedar or p.t. wood painted or stained with a solid color.
- All fences built with "Finish side out".
- Fence patterns subject to review.

### Chimneys:

- Stucco or brick. Metal flues are acceptable if protruding from the roof.

### Porch Railings:

- Cedar, p.t. wood, or synthetic "wood" trim with top and bottom rails *centered* on pickets.
- Openings shall be a maximum of 3.5 inches.

### Screened Porches:

- Allowed at side and rear of house (not allowed on front of house).
- Screened porches are to be framed with wood columns and beams (minimum 8" dimension for each). Roofs may be a lower slope than the main roof of the house (see *Guideline Details: Roofs*). Equally spaced column bays should have a vertical proportion, with rails and pickets (as noted above for *Porch Railings*).
- Screen may be attached to either wood or aluminum framing systems between the columns.

## MATERIALS CONTINUED

- Screened pool enclosures may be white aluminum framed structures with charcoal colored screen mesh material. Bronze by variance if certain criteria are met.
  1. Conservation Area
  2. No rear neighbor

#### Roofs:

- Roof materials may be dimensional fiberglass shingles (25 years or better), wood shingles, galvalume steel (corrugated, 5V-crimp or standing seam), aluminum, stainless steel, or copper.
- Concrete tiles must be compatible with the architectural style and be approved by the ARC.

#### Gutters:

- If used at front of house, must be ½ round made from natural aluminum or copper. Downspouts should also be round.
- At other than the front, gutters and downspouts may be any shape.

#### Soffits:

- T&G wood or simulated bead board plywood may be use all around.
- Aluminum soffits may be used only at sides and rear.

#### Windows:

- Windows can be wood single or double glazed double-hung or casement types with clear glass and true or simulated divided lights. Whether true or simulated, muntins must have a dimensional profile (not flat) based on traditional wood window designs.
- Clad units are acceptable. Aluminum or composite windows are subject to approval by the town architect.

## MATERIALS CONTINUED

### Windows:

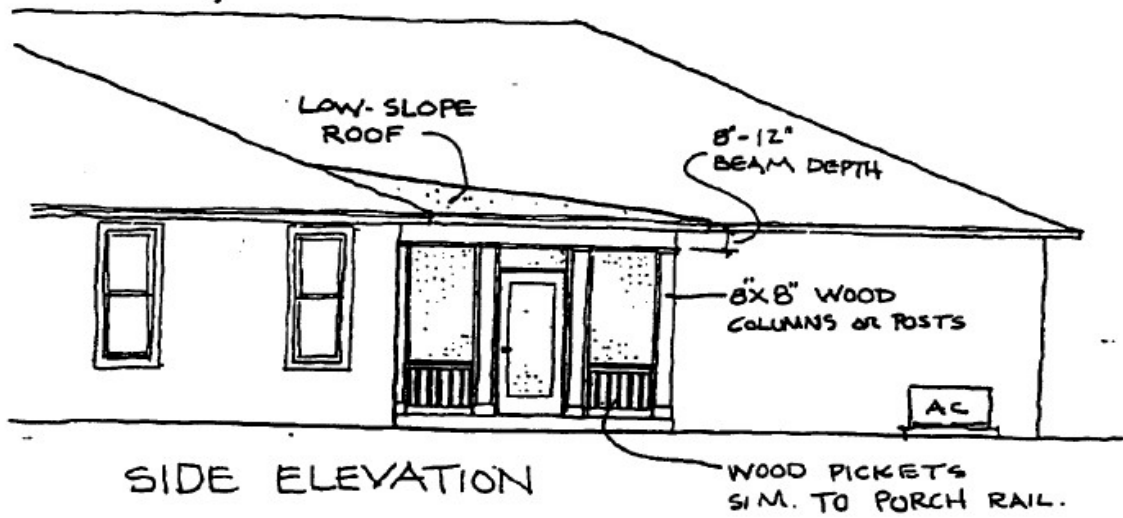
- In wood clad walls, openings must be cased at front of house with minimum thickness 1x wood trim. This must include header, sill and side trim.
- Windows in stucco finished houses must be set back into frame the wall opening. Expressed sills and headers are required at openings in the front of the house only.
- Screens should either be painted to match windows or a dark color (no bare aluminum).
- If windows are paired, the space between them should be 4" minimum.
- Only one "specialty window" per building (Palladian, octagonal, semi-circular, etc.)
- Glass block windows are allowed where they are not clearly visible from the street
- Louvered gable vents may be either painted wood or painted vinyl.

### Shutters:

Sized and mounted approximately to fit their window, even when non-operable.



## SUGGESTED SCREENED PORCH ADDITION



COOPER JOHNSON SMITH ARCHITECTS, INC. (9-29-99)

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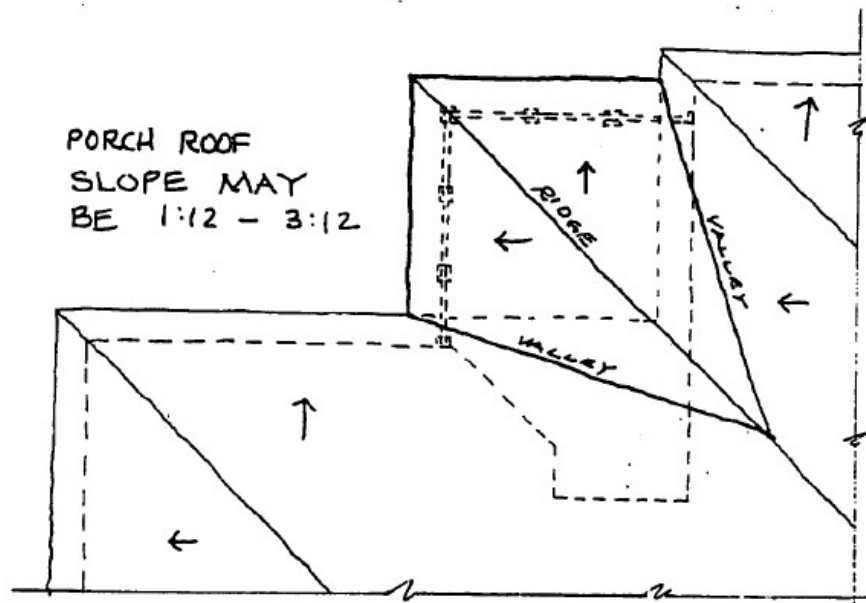
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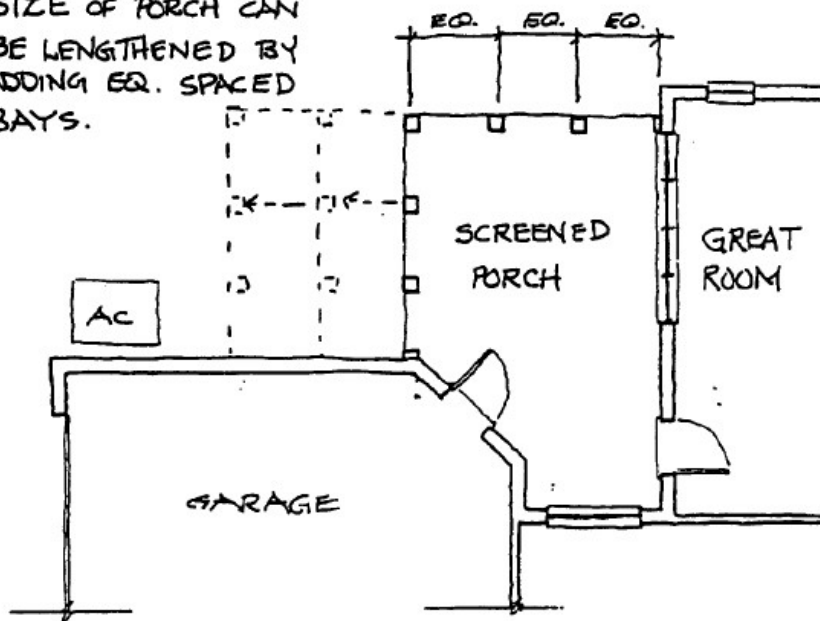
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# SUGGESTED SCREENED PORCH ADDITION



ROOF PLAN

SIZE OF PORCH CAN  
BE LENGTHENED BY  
ADDING EQ. SPACED  
BAYS.



FLOOR PLAN

COOPER JOHNSON SMITH ARCHITECTS, INC. 9-29-99

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## SECTION GUIDELINES TOWNHOMES OF WEST PARK VILLAGE

The following colors may be used in any order on the Townhomes of West Park Village as determined by the Board of Directors of Townhomes of West Park Village so long as the Townhomes remain compliant Section 2.1.12 of the Guidelines.

<b><u>TOWNHOMES OF WPV - COLOR PALETTE</u></b>	
<b><u>Body SW #</u></b>	<b><u>Body - SW Name</u></b>
<u>6185</u>	<u>Escape Grey</u>
<u>6248</u>	<u>Jubilee</u>
<u>7024</u>	<u>Functional Grey</u>
<u>7029</u>	<u>Agreeable Grey</u>
<u>7037</u>	<u>Balanced Beige</u>
<u>7064</u>	<u>Passive</u>
<u>7065</u>	<u>Argos</u>
<u>7738</u>	<u>Cargo Pants</u>
<u>9110</u>	<u>Malabar</u>
<u>9132</u>	<u>Acacia Haze</u>
<u>9138</u>	<u>Stardew</u>
<b><u>Trim SW#</u></b>	<b><u>Trim SW Name</u></b>
<u>7004</u>	<u>Snowbound</u>
<b><u>Doors SW#</u></b>	<b><u>Doors SW Name</u></b>
<u>2739</u>	<u>Charcoal Blue</u>
<u>2801</u>	<u>Rockwood Dark Red</u>
<u>6250</u>	<u>Granite Peak</u>
<u>6258</u>	<u>Tricorn Black</u>
<u>7674</u>	<u>Peppercorn</u>
<b><u>Garages SW#</u></b>	<b><u>Garages SW Name</u></b>
<u>7024</u>	<u>Functional Grey</u>
<u>7037</u>	<u>Balanced Beige</u>
<u>7029</u>	<u>Agreeable Grey</u>
<u>7064</u>	<u>Passive</u>
<u>7065</u>	<u>Argos</u>

**Townhomes of West Park Village Assn 2021 Color Samples:**

SW 7037 <b>Balanced Beige</b> Locator Number: 249-C2	SW 7064 <b>Passive</b> Locator Number: 236-C1
SW 6185 <b>Escape Gray</b> Locator Number: 215-C3	SW 6248 <b>Jubilee</b> Locator Number: 225-C3
SW 7029 <b>Agreeable Gray</b> Locator Number: 243-C1	SW 7738 <b>Cargo Pants</b> Locator Number: 298-C1
SW 7065 <b>Argos</b>	SW 7024 <b>Functional Gray</b>
SW 9132 <b>Acacia Haze</b> Locator Number: 217-C4	SW 9138 <b>Stardew</b> Locator Number: 221-C3
SW 9110 <b>Malabar</b> Locator Number: 205-C2	SW 6258 <b>Tricorn Black</b> Locator Number: 251-C1
SW 7674 <b>Peppercorn</b> Locator Number: 236-C7	SW 2739 <b>Charcoal Blue</b> Locator Number: 253-C4
SW 6250 <b>Granite Peak</b> Locator Number: 225-C6	SW 2801 <b>Rookwood Dark Red</b>

## **TRADITIONAL TOWNHOMES OF WEST PARK VILLAGE**

Traditional Townhomes of West Park Village are subject to the INSGs for West Park Village except that gutters are subject to the following restriction:

Gutters:

- If used at the front of the house, gutters must be ½ round or K-style.
- Gutters must be made from natural aluminum or copper.
- If used at the front of the house, downspouts must also be round.
- At locations other than the front of the house, gutters and downspouts may be any shape.

## WESTCHASE STATION

## **Westchase Station Townhomes**

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

8.                   **Trim**  
Trim may be Synthetic "wood" or aluminum with smooth finish.
9.                   **Soffit**  
Aluminum soffits may be used at front, sides and rear of buildings.
10.                  **Shutters**  
Shutters are encouraged and may be used on the street façade. Shutters may be louvered, paneled, or plank in construction. All shutters on the street facing façade of the building must be the same size and style (louvered, paneled, or plank). Shutters must be sized to cover the window when closed, except that a single shutter set shall be used on all windows, even if the window is a double window.
11.                  **Landscaping**  
Interior lots must have at least one tree from the West Park Village major or minor tree lists, but are not required to have both a major tree and a minor tree. Exterior lots must have at least one tree from the West Park Village major tree list and at least one tree from the West Park Village minor tree list. All lots must have at least two (2) types of approved shrub species from the West Park Village shrub species lists.
12.                  **Monotony**  
Elevation of end units will repeat every third building. For interior units, the exterior elevation may mirror or replicate the neighboring unit.
13.                  **Elevation**  
First floor elevations need not be 18" above finished grade at the front of the unit.
14.                  **Setbacks**  
The minimum front set back requirement is five feet (5'), except for unit 38 which shall have a front set back of zero feet (0'). The minimum side setback is eight feet (8') for exterior (corner lots) and a minimum of zero feet (0') feet for interior lots. Attached garages shall be considered part of the main structure for purposes of applying setback requirements. The minimum rear setback is ten feet (10').
15.                  **Roof Geometry**  
Clipped ends are not required on roofs.
16.                  **Roof Eaves and Hips**  
Roof eaves and roof hips shall have a minimum twelve-inch (12") overhang.
17.                  **Mailbox**  
Westchase Station shall have cluster mailboxes as approved by the Postmaster General.
18.                  **Paint**  
Paint colors may, but are not required to, change where exterior materials change. Buildings may be painted in one of the following seven color schemes:

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

Continued:

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

19. Windows. Windows that are ganged together need not be separated by 4” minimum window trim. Mullions, muntins, or grids are permitted.

20. **Sidewalk**  
Public sidewalks shall be a minimum of five feet (5’) wide.

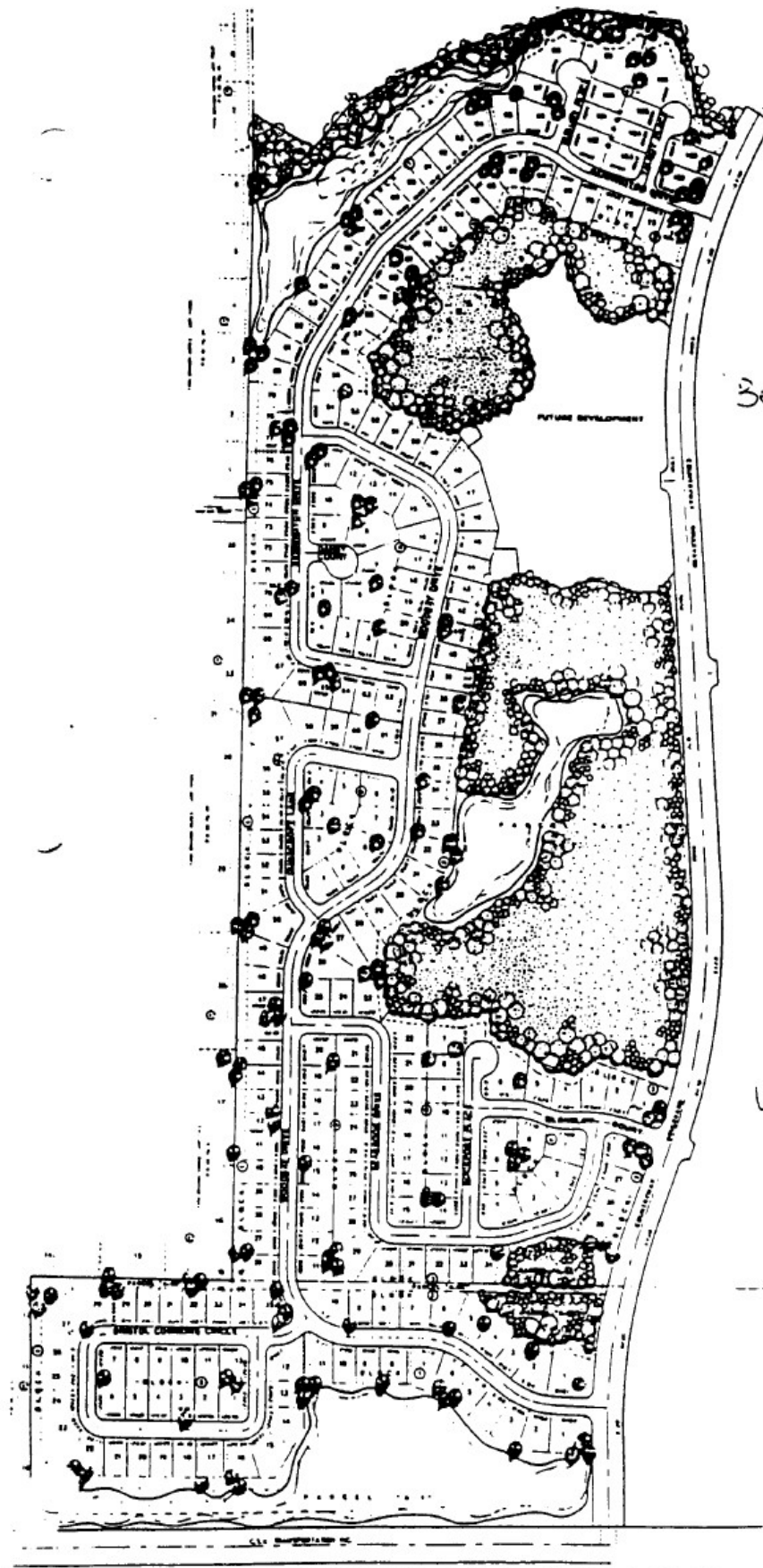
21. **Building Materials**  
All siding shall be Hardie Board, and may include shake, as well as vertical (farmhouse) and horizontal planks or siding panels. All siding may be smooth or wood grain textured.



**WOODBAY**  
**SECTION 223**

**SECTION GUIDELINES**  
**Woodbay - Section 223**

- 1. Address Plan**
- 2. Building Guidelines ..... Not Prepared**
- 3. Fence Guidelines ..... Exception to Section 2.2.15 of Guidelines**

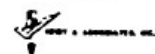


Bennington  
65x110

Woodbay  
70x110

**WESTCHASE**

SECTION 110  
ADDRESS PLAN



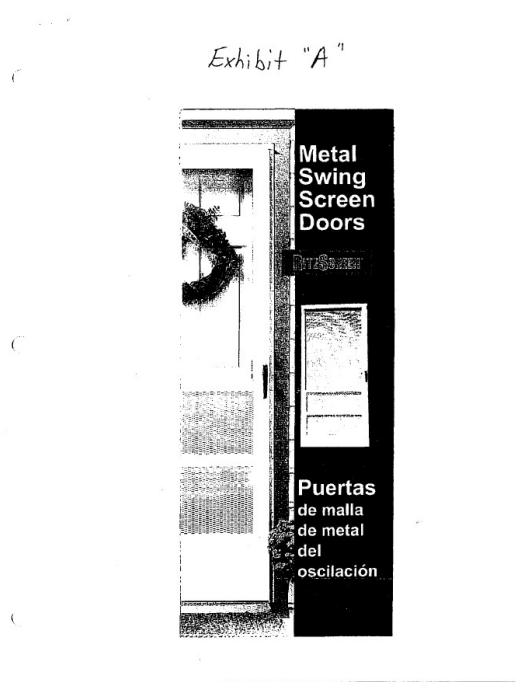
## Woodbay Proposed Front Screen/Storm Doors Guideline

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### Front Screen/Storm Door

Various designs, materials, sizes, and manufacturer's colors of Screen or Storm doors may be allowed by the **Modification Committee** depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16 — 24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may not be made of wood or painted wood.
3. Screen/storm doors must also be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens, which are mounted around exterior front doors, are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Door Sample color must be submitted with all screen/storm door modification requests.
9. Screen door frames must match the current color of the homes front door. If the front door color changes in the life of the screen door the frame must comply to color change.
10. All screen/storm doors must be kept in the closed position when not in use.
11. No mesh type grills are permitted on screen doors. (see exhibit A)



**WOODBAY Rain Chains, alternative downspouts (Added 02/13/2018)**

In addition to standard gutters and downspouts, rain chains would be allowed in Woodbay only 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 neighbor's yard as outlined in Section 2.1.25 Gutters & Drainage of the Westchase Residential Guidelines
3. Rain Chains are limited to 4 in front of the house
4. Rain Chains must be made of copper or aluminum
5. Various Designs and styles may be allowed by the Modification Committee

**Example:**



## **Woodbay Fencing**

Fencing styles and materials are permitted as set forth in Section 2.2.15 of the Guidelines, except that for vinyl fences, a wood grain look is not required. Requirements for vinyl fences shall be as follows:

1. Only virgin vinyl material shall be used. Recycled vinyl materials are prohibited.
2. Only privacy (solid) or semi-privacy (space board) styles are allowed to be consistent with wood fence styles (shadowbox or board on board).
3. Material must be a wood tone or weathered wood tone.
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 nine feet (9') and set in the ground three feet (3'). However, four inch by four inch (4" x 4") posts are acceptable for fences that are four foot (4') in height. Aluminum inserts must be included on the bottom rail on any panel over six feet (6') in width.
7. Post spacing is to be no more than eight feet (8').

## **VILLAS OF WOODBRIDGE**

### Front Screen/ Storm Door (Villas of Woodbridge only)

Various designs, materials, sizes and manufacturer's colors of Screen or Storm Doors may be allowed by the Modification Committee depending upon the architectural style and color scheme of the home.

1. All screen/storm doors must be made of aluminum or steel and list a high quality rating of at least "16-24" in the mfg. gauge for thickness and must comply with existing architectural style of each home.
2. Screen/storm doors may **not** be made of wood or painted wood.
3. Screen/storm doors must be completely assembled to manufacturer specifications with all the necessary braces and hardware and must include a "working" door-closing device to prevent slamming.
4. Screen colors of all doors must be charcoal in color as to remain consistent with the WCA standard screen color.
5. Clear barrier alternative "storm" inserts to screen doors must be made of clear safety glass or Lexan. No tinting is allowed on these inserts.
6. Phantom or frameless retractable screens which are mounted around exterior front doors are permitted and the frame color must match the existing door color. Screen must be charcoal in color.
7. All screen/storm doors must be mounted to the exterior front door frame of the house.
8. Screen door frames must be white or black.
0. All screen/storm doors must be kept in the closed position when not in use.
9. No mesh type grills are permitted on screen doors.

### Villas of Woodbridge Painting Color Palette Gingerwood Drive

Address	Wall Paint Color	Garage Door	Trim Color	Front Door Color
9801	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW9141
9803	SW7059	SW7006	SW7006	SW6258
9805	SW6108 Latte	SW7006 Extra White	SW7006	SW6258
9807	SW6108	SW7006	SW7006	SW6871
9809	SW6164 Svelte Sage	SW7006 Extra White	SW7006	SW6328
9811	SW6164	SW7006	SW7006	SW6258
9813	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW6258
9815	SW7059	SW7006	SW7006	SW6258
9817	SW6108 Latte	SW7006 Extra White	SW7006	SW6328
9819	SW6108 SW6108	SW7006	SW7006	SW6328
9821	SW6164 Svelte Sage	SW7006 Extra White	SW7006	SW6258
9823	SW6164	SW7006	SW7006	SW6258
9825	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW6258
9831	SW7059	SW7006	SW7006	SW6258
9826	SW6108 Latte	SW7006 Extra White	SW7006	SW6328
9828	SW6108	SW7006	SW7006	SW6328
9830	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW6328
9832	SW7059	SW7006	SW7006	SW6328
9834	SW6164 Svelte Sage	SW7006 Extra White	SW7006	SW6328
9836	SW6164	SW7006	SW7006	SW6328
9838	SW6108 Latte	SW7006 Extra White	SW7006	SW6258
9840	SW6108	SW7006	SW7006	SW6258
9842	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW6258



9844	SW7059	SW7006	SW7006	SW6258
9846	SW6164 Svelte Sage	SW7006 Extra White	SW7006	SW6328
9848	SW6164	SW7006	SW7006	SW6174
9850	SW6108 Latte	SW7006 Extra White	SW7006	SW6258
9852	SW6108	SW7006	SW7006	SW6328
9854	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW7585
9856	SW7059	SW7006	SW7006	SW6258
9858	SW6164 Svelte Sage	SW7006 Extra White	SW7006	SW6258
9860	SW6164	SW7006	SW7006	SW6193
9862	SW6108 Latte	SW7006 Extra White	SW7006	SW6258
9864	SW6108	SW7006	SW7006	SW6258
9861	SW7059 Unusual Gray	SW7006 Extra White	SW7006	SW6258
9859	SW7059	SW7006	SW7006	SW6258
9857	SW6164 Svelte Sage	SW7006 Extra White	SW7006	SW6258
9855	SW6164	SW7006	SW7006	SW6258
9853	SW6108 Latte	SW7006 Extra White	SW7006	SW6258
9851	SW6108	SW7006	SW7006	SW7582
9800 Pool	SW7059 Unusual Gray	N/A	SW7006	SW6258

Note: Villas of Woodbridge is solely responsible for painting all exterior surfaces of the units. However, homeowners have the right to choose any one of the approved front door colors from the Woodbridge color palette, with written approval by Woodbridge and the Westchase Modifications Committee.

## **WORTHINGTON**

**WYCLIFF**  
**SECTION 104**

## **DESIGN GUIDELINES**

### **Wycliff Section 104**

#### **Fences**

**INTENT:** It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by either the New Construction Committee or the Modifications Committee.

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AF-104-1

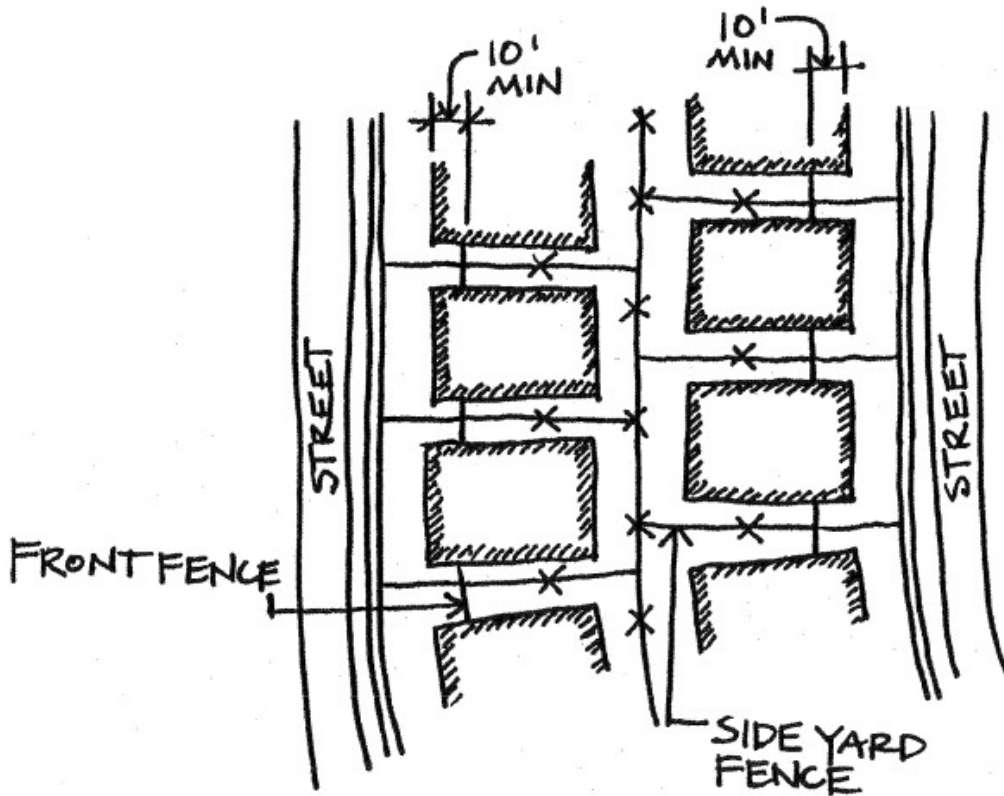


April 8, 1998  
August 2010

## FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE

**LOTS:** When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. Rear fences on back to back lots are generally installed on the rear lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



AF-104-2



June 5, 1998

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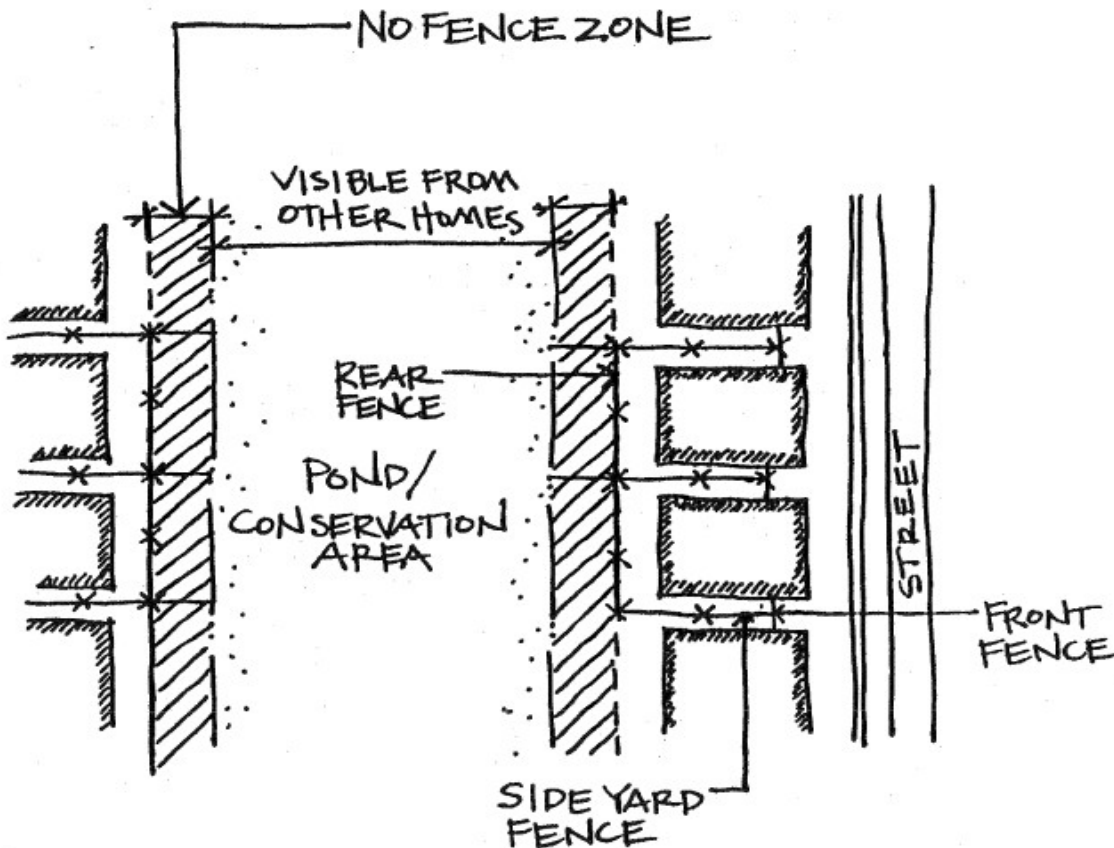
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27370685.v1

## FOR FENCES ON PONDS OR CONSERVATION

**AREAS:** When fences are built:

1. All fences must be the standard shadowbox wooden fence as detailed in this guideline.
2. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
3. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



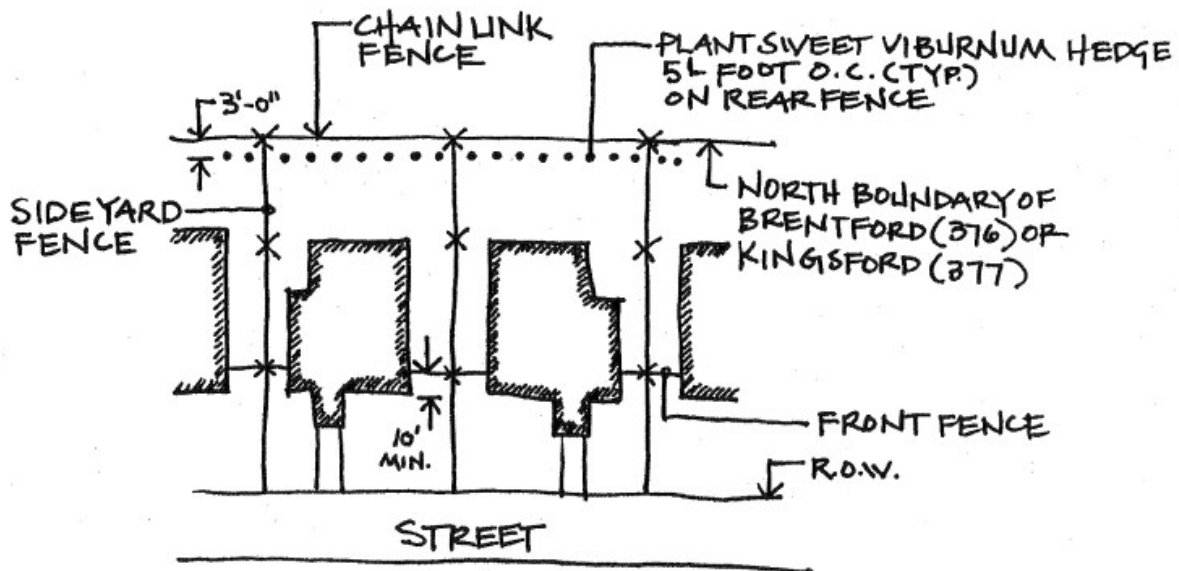
AF-104-3



June 5, 1998

**FOR ALL FENCES BACKING ON TB NORTH BOUNDARY OF SECTIONS 376 (BRENTFORD) AND 377 (KINGSFORD):**

1. Rear fences on these lots must be 6-foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5-foot center-to-center across the entire rear fence. Plants shall be 3-foot off property line. This hedge shall be planted by the builder and maintained by each homeowner.
3. All other fences must be the standard shadowbox wooden fence as detailed in this guideline.
4. Side fences on side to side lots are generally installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2-feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.



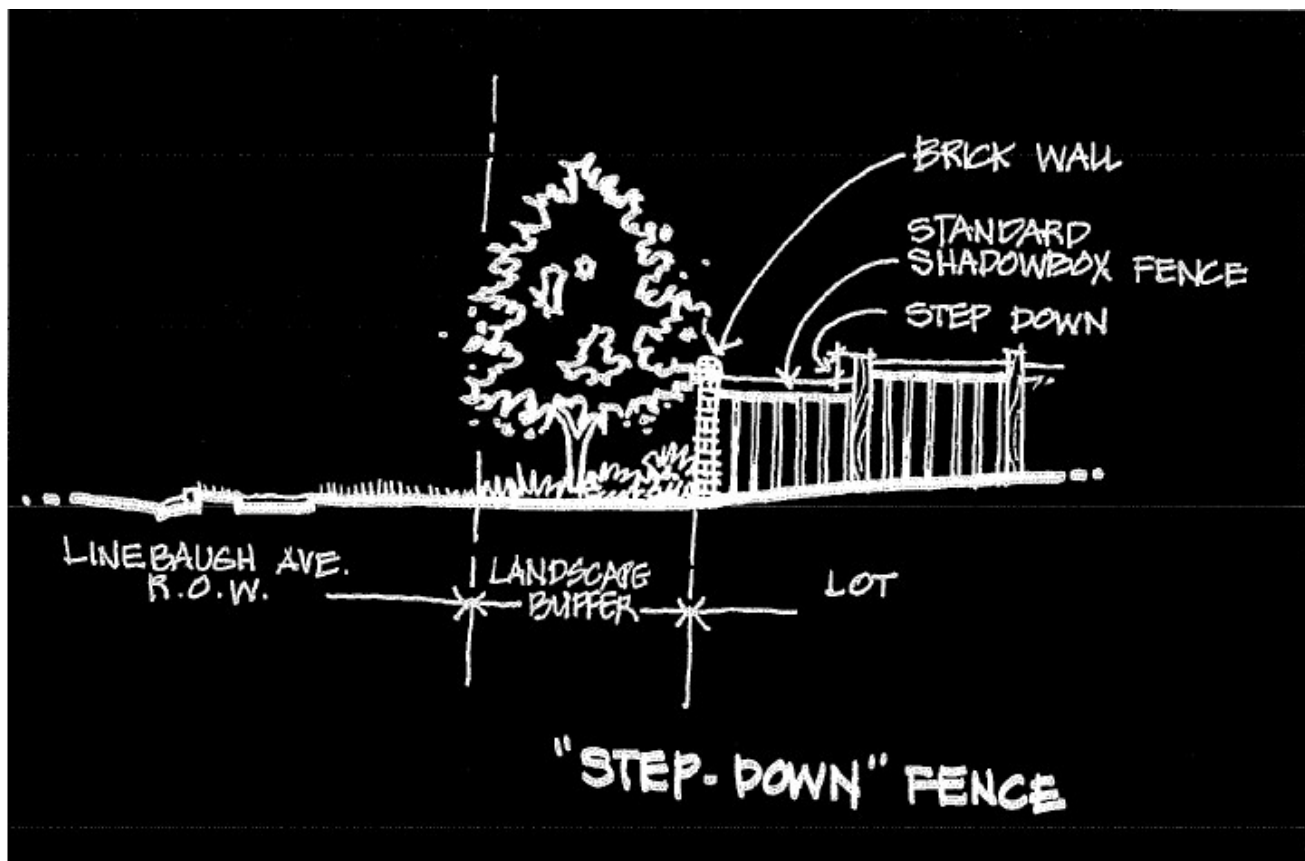
AF-104-4



June 5, 1998

## FOR ALL FENCES BACKING ON LINEBAUGH:

1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the standard 6-foot shadowbox fence is greater than the height of the wall, the shadow box fence should be stepped down in the last panel, so as not to be visible from Linebaugh.





AF-104-6

June 5, 1998