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**WESTCHASE COMMUNITY ASSOCIATION, INC.  
VOTING MEMBER BALLOT/WRITTEN CONSENT FOR PROPOSED  
AMENDMENTS TO WESTCHASE MASTER RESIDENTIAL GUIDELINES**

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The undersigned Voting Member hereby votes and/or submits written consent in favor or against the proposed amendments to the Westchase Residential Guidelines (the "Master Guidelines"). A complete draft of the proposed amendments was provided to all Voting Members (VMs) and is located on the website at [www.westchasewca.com](http://www.westchasewca.com) under the tab for "Residential Info". Select "Docs & Forms" then "Proposed Amendments". In the complete draft, additions are underlined and language removed is stricken through.

Amendments to the Master Guidelines must be approved by the affirmative vote of VMs representing sixty-six (66%) of the votes of the Association.

You may complete this ballot/written consent form and mail or deliver the form to 10049 Parley Dr. Tampa, FL 33626 or email the form to [manager@westchasewca.com](mailto:manager@westchasewca.com) on or before June 9, 2026. In the alternative, you may submit this ballot/written consent in person at the Voting Member meeting to be held at the Westchase Swim & Tennis Center, 10405 Countryway Boulevard, on June 9, 2026 beginning at 6:30 P.M. If a Voting Member submits a ballot/written consent form before the meeting, the Alternate Voting Member may not submit a ballot/written consent form at the meeting unless the Voting Member first revokes his or her ballot/written consent form in writing.

Please print your name and neighborhood. Then sign and date this ballot/written consent form before casting your vote on each amendment described below.

**SUBMITTED BY:**

Dated: \_\_\_\_\_, 2026

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

\_\_\_\_\_  
NEIGHBORHOOD

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

Cast your vote by marking YES to approve the proposed amendment or NO to reject the proposed amendment for each question below. Each question identifies the location of the draft amendment within the Master Guidelines by reference to the current section numbers. These section numbers are stricken through on the draft amendments.

**Amendments to Master Guidelines:**

1. **Cover Page.** Revises to apply consistent formatting.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
2. **Uniform Changes to Multiple Sections:** Changes the structure of numbering to avoid excessive use of subsections. New numbered sections range from 1 to 60 rather than 1 to 4.10.<sup>1</sup>  
\_\_\_\_\_ Yes \_\_\_\_\_ No
3. **Uniform Changes to Multiple Sections:** Removes all references to or “natural soft muted earth tones” and “neutral shades” and replaces with “neutral muted color shades of beige, brown, taupe, tan or gray”. Some amended sections also include “black” or “white”.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
4. **Uniform Changes to Multiple Sections:** Changes all references from “Guidelines” or “Westchase Residential Guidelines” to “Master Guidelines” or “Master Guidelines and INSGs”, as applicable. **THIS REVISION IS NECESSARY TO MAINTAIN CONSISTENT TERMINOLOGY WITH CCRS.**  
\_\_\_\_\_ Yes \_\_\_\_\_ No
5. **Uniform Changes to Multiple Sections:** Changes “Modifications Committee” to “MC” to use defined terms consistently.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
6. **1.1 Statement of Purpose:** Creates new section “**1.2 Distinction between Master Guidelines and INSGs**” to explain that Master Guidelines cover all Units unless an INSG imposes a different requirement. If an INSG conflicts with Master Guidelines, the INSG shall be interpreted as an exception and prevails. **THIS REVISION IS NECESSARY TO MAINTAIN CONSISTENT TERMINOLOGY WITH CCRS. See CCRs Art XII, § 35.**  
\_\_\_\_\_ Yes \_\_\_\_\_ No
7. **1.1 Statement of Purpose:** Creates new section “**1.3 Non-Compliance**” for organizational purposes. Adds suspension of use rights to list of remedies for noncompliance and clarifies that all remedies may be exercised.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
8. **1.1 Statement of Purpose:** Creates new section “**1.4 Grandfathering**” for organizational purposes. Deletes unnecessary language regarding intent of the drafter.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
9. **1.2.13 Definition of Acronyms:** Removes “Guidelines” from the list because this is not an acronym.  
\_\_\_\_\_ Yes \_\_\_\_\_ No

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<sup>1</sup> Revisions include references to section numbers within other sections.

10. **1.3 General Homeowner Guidelines:** Changes heading for section to “MC Approval Not Required”.  
 Yes  No
11. **1.3.4 Freestanding Flags and Banners:** Revises section to comply with Fla. Stat. 720.304 by allowing display of 2 official flags and including first responder flag on list of official flags. **THIS REVISION IS NECESSARY TO COMPLY WITH FLORIDA STATUTES.**  
 Yes  No
12. **1.3.9 Mail Box & Appendix A-5:** Removes all of Appendix A-5 and relocates mailbox restrictions to specific INSGs. Specifies that mailboxes must follow standard specified in INSG. If approved, references to appendices will be renumbered throughout.  
 Yes  No
13. **1.3.10 Planters and Potted Vegetation:** Removes language allowing 4 potted plants or planters on front patio/porch, 2 in landscape beds, and 3 on driveways. Revises to allow 6 across the front of any unit, including those on the driveway, walkway, landscape bed, porch, patio, etc.  
 Yes  No
14. **1.3.15 Yard Ornaments:** Stylistic (non-substantive) change to clarify that 1 yard ornament no more than 12 inches in height may be placed in a front yard landscape bed. All other yard ornaments are only permitted in rear yard out of public view.  
 Yes  No
15. **1.4 Modification Committee Review Procedures:** Clarifies that changes to accessory structures and additions require MC approval. Defines accessory structures, modifications, and additions. Adds that owners should review restrictions imposed by Neighborhood Association before making modifications or improvements.  
 Yes  No
16. **2. Homeowner Structure Guidelines & 2.1 Approval Process:** Deletes unnecessary section heading and duplicative language requiring MC approval for modifications, additions and accessory structures.  
 Yes  No
17. **2.1.2 Decks:** Renumbered and relocated under new § 19, which defines and establishes requirements for decks. Removes language that allows thatched palm frond roof over decks.  
 Yes  No
18. **2.1.3 Driveways, Sidewalks and Walkways:** Deletes duplicative language requiring MC approval for side yard improvements.  
 Yes  No
19. **2.1.5 Garage Doors & 4.8 Garage Doors:** Clarifies that only new or replacement garage doors must meet county and building code requirements for hurricanes. Deletes section 4.8 which is duplicative.

\_\_\_\_\_ Yes \_\_\_\_\_ No

20. **2.1.6 Gazebo:** Removes language requiring gazebos on corner lots to comply with Public View Screening guidelines. Adds requirement that all gazebos must comply with rear yard setbacks.

\_\_\_\_\_ Yes \_\_\_\_\_ No

21. **2.1.8 Windows:** Adds language to allow windows that are vertical side sliding and reiterates that glass block may be used in bathrooms. Removes unnecessary language referencing hurricane protection section.

\_\_\_\_\_ Yes \_\_\_\_\_ No

22. **2.1.9 Exterior Lighting:** Adds language to allow natural gas or electric lamp posts subject to restrictions on height, wattage, fixture type, installation and placement. Clarifies that prohibition on color of bulbs does not apply during time periods permitted for holiday decorations.

\_\_\_\_\_ Yes \_\_\_\_\_ No

23. **2.1.10 Roof and Roof Products.** Under specifications, requirement that roofs have manufacturer's warranty in excess of 30 years is changed to require only 25-years for warranty. Roof colors are revised to permit neutral, muted color shades of beige, brown, taupe, tan, gray or white.

\_\_\_\_\_ Yes \_\_\_\_\_ No

24. **2.1.11 Mechanical Equipment and Screening Structures:** Adds requirement that fencing placed to screen mechanical equipment be set back at least 5 ft from front corner of the Unit. States that taller equipment, including vertical style A/Cs must be fully screened, and screening may exceed height limits as necessary to ensure equipment is shielded from public view.

\_\_\_\_\_ Yes \_\_\_\_\_ No

25. **2.1.12 Paint Color Palette Guideline – Exterior Paint:** Removes “Guideline” from heading. Changes the number of acceptable colors for Units to reflect paint options that are already permitted. (Previously the number of acceptable colors failed to account for fascia painted to match the roof.) Removes duplicative language allowing Neighborhoods to adopt INSG for different paint colors.

\_\_\_\_\_ Yes \_\_\_\_\_ No

26. **2.1.12 Paint Color Palette Guideline – Exterior Paint:** Provides that existing body colors no longer on the color palette are grandfathered if MC approval for the color can be produced as evidence.

\_\_\_\_\_ Yes \_\_\_\_\_ No

27. **2.1.12 Paint Color Palette Guideline – Exterior Paint:** Adds soffit and chimney to list of building parts that may be painted body/wall color. Adds shutters to list of building parts that may be painted trim color. Allows soffits to be the same color as the roof if the fascia is also painted the same color as the roof.

\_\_\_\_\_ Yes \_\_\_\_\_ No

28. **2.1.13 Material for Exterior Improvements or Maintenance:** Adds artificial stone face to list of approved materials for exterior of home.  
 Yes  No
29. **2.1.14 Pergola Structures:** Relocates pergola restrictions to § 21, as renumbered. Defines “pergola”. Authorizes pergolas with adjustable louvers. If approved, the numbered Figures will be revised throughout to continue consecutive numbers.  
 Yes  No
30. **2.1.15 Patios:** Relocates patio restrictions to § 16, as renumbered. Creates subsection 1 to define “Standard patio”. Allows metal or aluminum handrails/railings for safety on patios that are raised due to sloping yards and any other patio with elevation over 2 feet. Restricts fabric sail structures (which are already allowed) to installation over patios in the Rear Yard only. Incorporates and reorganizes existing restrictions on patios to improve clarity.  
 Yes  No
31. **2.1.15 Patios:** Creates subsection 2 under § 16 to define “Covered Patio”. Incorporates and reorganizes existing restrictions on patios to improve clarity.  
 Yes  No
32. **2.1.15 Patios:** Creates subsection 3 under § 16 to define “Screened Patio”. Incorporates and reorganizes existing restrictions on patios to improve clarity.  
 Yes  No
33. **2.1.18 Screened Enclosures, Patio Design and Materials & 4.5.1 Pool and Screen Enclosures:** Renumbers and relocates restrictions from both sections to create § 17 “Pool Screen Enclosures”. Defines and establishes requirements for pool screen enclosures and deletes duplicative language.  
 Yes  No
34. **2.1.20 Sunrooms and Atriums:** Renumbered and relocated to create § 18 “Sunrooms”. Defines sunrooms and incorporates existing restrictions on sunrooms. Removes language addressing atriums. Requires that sunroom be attached to the Unit. Increases color options for sunroom frames by allowing frame color to match not only window frames, but also the Unit body, or trim..  
 Yes  No
35. **2.1.24 Solar Equipment, Solar Tubes and Skylights:** Adds “solar panels” to existing requirement that solar tubes and skylights be located to the rear of the roof ridge line as long as such location does not impair the effective operation.  
 Yes  No
36. **2.1.25 Gutters and Drainage:** Revises heading to be “Gutters and Runoff”. Allows diversion of runoff into driveway. Revises word choice to improve clarity.  
 Yes  No

37. **2.1.26 External Security Cameras:** Removes limit on number of exterior cameras. Clarifies prohibition against cameras being aimed at neighbors’ property and capturing images over any 6 foot fence dividing the properties.  
 Yes  No
38. **2.1.31 Drainage Solutions Between Units:** Allows consideration of alternate drainage solutions in circumstances where grading is insufficient, where a proposed modification will exceed setback requirements, or where modifications to lots are resulting in flooding, excess ponding, or improper drainage. Provides that a design plan for proposed drainage solutions must be submitted with any application for construction or modification that exceeds setback requirements.  
 Yes  No
39. **2.2 Landscape, Irrigation and Fencing Guidelines:** Removes unnecessary heading in order to simplify numbering system.  
 Yes  No
40. **2.2.1 Front Yard Landscape:** Adds “natural” before references to “turf” in order to differentiate from synthetic turf restrictions. **SYNTHETIC TURF IS ADDRESSED TO COMPLY WITH SECTION 720.3045, FLORIDA STATUTES.** Corrects typo to clarify that replacement trees must be 6 feet when planted.  
 Yes  No
41. **2.2.5 General Landscaping and Maintenance Requirements:** Adds synthetic turf to list of landscaping components that must be maintained. Adds “natural” before provisions addressing certain turf requirements in order to differentiate from synthetic turf. **SYNTHETIC TURF IS ADDRESSED TO COMPLY WITH SECTION 720.3045, FLORIDA STATUTES.**  
 Yes  No
42. **2.2.6 Landscape Lighting:** Allows changing color of landscape lighting during time periods permitted for holiday decorations.  
 Yes  No
43. **2.2.7 Landscape Materials:** Increases requirement for mulch in landscape beds from 2 inches to 3 inches. Adds cedar bark stone to list of approved mulch substitutes. Adds “natural” before turf to differentiate from synthetic. Allows use of synthetic turf in backyard only and requires compliance with guidelines published by FDEP. Requires submission of permit to MC if permit is required by County before installing synthetic turf. Establishes various requirements for, and limitations on, use of synthetic turf. **SYNTHETIC TURF IS ADDRESSED TO COMPLY WITH SECTION 720.3045, FLORIDA STATUTES.**  
 Yes  No
44. **2.2.8 Plant Material List:** Adds Bottle Palm and Japanese Blueberry to approved tree and palm list. Adds Japanese Blueberry to approved shrub list.  
 Yes  No

45. **2.2.8 Plant Material List:** Adds Viburnum Suspensum as an alternate name for Viburnum Suspensum in approved shrub list. Adds Blue My Mind (Dwarf Morning Glory) as alternate name for Blue Daze on approved ground cover list.  
 Yes  No
46. **2.2.10 Tree Removal:** Specifies that approval by the MC does not imply compliance with Hillsborough County requirement for tree removal, including, but not limited to, replacement planting on property. Requires approval by arborist in addition to CDD and County when removing curb trees. Clarifies that certification from arborist or landscape architect does not eliminate requirement for proof of approval by County, CDD or sub association when required.  
 Yes  No
47. **2.2.11 Standard Fencing:** Clarifies that fence restrictions apply unless otherwise set forth in INSG.  
 Yes  No
48. **2.2.12 Fences on Slope:** Removes language addressing “preferred approach”. Revises language to clarify method for transitioning fence over grade changes.  
 Yes  No
49. **2.2.13 Fences on Golf Courses, Lakes, Ponds and Conservation Areas:** Specifies that only metal fences or living fences that are no higher than 5 feet are permitted on Lots that abut a golf course or conservation area.  
 Yes  No
50. **2.2.15 Standard Fencing Materials and Styles . . . D. Vinyl Fencing:** Removes language expressing preference for a wood grain look.  
 Yes  No
51. **2.3 Florida-Friendly Landscaping Guidelines:.** Removes “Guidelines” from heading. Adds reference to natural turf where appropriate. Changes numbering for figures. DISTINCTION BETWEEN NATURAL AND SYNTHETIC TURF IS ADDRESSED TO COMPLY WITH SECTION 720.3045, FLORIDA STATUTES.  
 Yes  No
52. **3.2.2 Modification Committee (MC) Right to Review:** Provides that if MC fails to approve or disapprove plans or request additional information within 45, plans shall be deemed denied. **THIS REVISION IS NECESSARY TO MAINTAIN CONSISTENT TERMINOLOGY WITH CCRS. See CCRs Art. XI, §1(a).**  
 Yes  No
53. **4 Construction Requirements:** Removes unnecessary heading.  
 Yes  No
54. **4.3 Subcontractor Requirements:** Changes heading to “Contractor Requirements”.  
 Yes  No

55. **4.5.5 Wetland Frontage:** Replaces “EPC” with “Hillsborough County Environmental Protection Commission”.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
56. **4.6.2 Exterior Covered Porches:** Renumbered and relocated to create § 20 “Porches”. Defines “Porch”. Incorporates and reorganizes existing restrictions on porches to improve clarity.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
57. **4.6.5 Chimneys:** Adds requirement that chimneys be either stucco or same material as the body of the home and be painted consistent with color palette in Master Guidelines or INSGs.  
\_\_\_\_\_ Yes \_\_\_\_\_ No
58. **Florida Friendly Landscaping Appendices:** Revised to indicate “Natural” turf where appropriate. **DISTINCTION BETWEEN NATURAL AND SYNTHETIC TURF IS ADDRESSED TO COMPLY WITH SECTION 720.3045, FLORIDA STATUTES.**  
\_\_\_\_\_ Yes \_\_\_\_\_ No