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

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 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 on or before July 14, 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 July 14, 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 4.10.¹
_____ 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

¹ 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 feet 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