



VillaRosa Master Association, Inc.

Rule /Regulation Change Proposals

Review / Change Date: September 18, 2007

Distribution Date: February 20, 2008

For Integration into Community Standards 2008

CS2008 Distribution Upon Final Paint Palette Development

Category: Items Requiring Approval Application

Expand Category 1 List: *Always Required . . .*

ADD:

- Trampolines
- Front Doors and Phantom Screens
- Driveway Resurfacing of All Types
- All Changes to Front Right-of-Way (landscape / hard elements)
- Hurricane Protection Systems
- Generators – Permanent Mount

Expand Category 2 List: *Never Allowed . . .*

ADD:

- Satellite Dishes Over thirty nine (39) inches in diameter
- Bahamas drop down shutters
- Kennels and Dog Runs
- Wells

Add Category 3 List: *Never Required . . .*

ADD:

These property alterations do not require the completion of a formal application and approval process. They include but are not limited to:

- Replacement of dead or diseased sod
- Planting or replacement of bedding plants (*except right of way*)
- Pool/Deck Refinishing
- Lanai refinishing
- Replacement of existing swimming pool filtration equipment

Category: Specific Elements

Driveways / Walkways

ADD:

Driveways and walkways may be improved by specific resurfacing techniques, with certain specifications:

- Pavers / Acrylic surfacing
- All installations are first subject to Hillsborough County code / regulations, then to VillaRosa restrictions.
- Requires survey or plot plan, showing owner's property and adjoining driveway with an Alteration Improvement Application.
- Such work in gated enclaves that impacts aprons and/or sidewalks requires Hold Harmless Agreement.

Definitions

- Driveway is the section of concrete between garage and public sidewalk.
- Public sidewalk is the concrete between lawn and right-of-way.
- Walkway is any section of concrete, brick or paving stones that is on private property; that is the area between front lawn where it meets the public sidewalk and the rear lot line of the home.
- Driveway approach (apron) is the section of concrete between the public sidewalk and the street.

**Driveways / Walkways
Cont'd.**

Acrylic Surfacing

- Only high quality acrylic material in neutral colors may be used to seal and color driveways and walkways.

Paver Surfacing

- The application must note the type of pavers to be installed, brick or concrete brick, and include a sample drawing or photo of the actual design showing its color.
- The owner must have a sample of the product on hand to present to the ACC.
- Pavers shall be installed as per Interlocking Concrete Pavement Institute (ICPI) guidelines, which can be found at www.icpi.org.
- Paver colors shall be muted flat earth tones.
- Pavers should be sealed with a protective sealant. The sealant shall be flat or matte to avoid a shiny appearance.

Specifications

- For driveways, there should be discontinuity in the bond pattern. If using brick pavers, a herringbone or random pattern is recommended and no joint shall be longer than one and one half (1&1/2) of the pavers length.
- All pavers used on driveways must be a minimum to 3 inches thick to prevent cracking of the pavers.
- When used over an existing concrete driveway, pavers must be set into a layer of compacted sand and be sloped so that the pavers are slightly higher at the top of the driveway and sloped downward to promote water runoff.
- The row of pavers that form the outside borders must be bonded to the existing concrete with thin-set to ensure the structural integrity of the installation.
- Borders shall not be more than 12 inches in width.
- Pavers used in driveway applications must be rated to a minimum of 7000 PSI.
- Each of the pavers should butt up against adjacent pavers to insure a tight bond.
- Pavers must transition down into adjacent walkways, public sidewalks and streets in a manner so as not to pose a tripping hazard.
- The public sidewalk in the front of the driveway may be paved using the same pavers and pattern as the driveway, cannot exceed the width of the driveway and must be completed at the same time the driveway is paved.
- The driveway approach may be paved using the same pavers and pattern as the driveway, cannot exceed the width of the approach and may only be completed if the owner has chosen to pave the public sidewalk as well. Hold Harmless Agreement applies.

Specifications - Walkways

- Pavers used in walkways must be rated to a minimum of 3000 PSI.
- Walkway pavers to the front entrance of the home shall not have a border.
- Each paver should butt up against adjacent pavers to insure a tight bond.

**Non-Integral Sunroom,
Solaria, Additions**

REITERATE:

- Existing Master Document language about integral sunrooms, as to consistency with existing structure.

SPECIFICALLY PROHIT:

- Add-on structures considered to be 'sunrooms', specifically as to 'pre-fab' structures, that are inconsistent with look and structure quality of existing structure (windows, exterior finish, roof, etc.).

House Numbers

ADD:

- No painting on curbs or roadways

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| | <ul style="list-style-type: none"> House numbers must be clearly visible on every mailbox structure and optionally, on home in high quality numbering material. |
| Exterior Lighting | <p>ADD:</p> <ul style="list-style-type: none"> Exterior landscape lighting must be white in color. Exterior light fixture bulb color must be white or yellow Exception is made for temporary holiday lighting schemes |
| Front Doors | <p>ADD:</p> <ul style="list-style-type: none"> Wood core with fiberglass sheathing May contain colored, stained glass and/or leaded glass panels – design is subject to approval as to its consistency with / appropriateness to the home and the community. Must compliment the structure Must be painted or stained with a color that meeting the community paint color palette regulations Must meet current building codes |
| Poured, Permanent Curbing | <p>ADD:</p> <ul style="list-style-type: none"> Poured, permanent hard surface curbing is allowed in the right-of-way and is subject to approval and existing hard surface restrictions. |
| Application | <p>REITERATE:</p> <ul style="list-style-type: none"> Existing \$50 application fee stays in place. The fee continues to be waived ONLY if application is submitted prior to work, in complete and compliant condition. Applications submitted after work is begun (because of an enforcement action) MUST be accompanied by the \$50 fee. <p>ADD:</p> <ul style="list-style-type: none"> The approval process is not complete until a post-work inspection is completed by the ACC. Any work completed without advising the ACC and requesting the inspection will be subject to imposition of the \$50 application fee. |
| Trampolines and Play Equipment | <p>ADD:</p> <p>Trampolines are permitted, provided they are placed in a rear yard, subject to the same visibility and intrusion on neighbor lines of sight as other play equipment requirements). In no case shall a trampoline or other play structures be placed in the side yard visible from the street, or in the rear yard visible across lakes or conservation areas.</p> |
| Application Approval Process | <p>CLARIFY / ADD:</p> <p>The majority of application reviews will be completed within 30 days of receipt of the application by the ACC. This assumes application is correct, complete, and request is in compliance with existing standards and restrictions. This also assumes the resident is available to the ACC for site visits and discussion of any issues, and that any necessary research can be accomplished within that time period.</p> <p>Any complex, incomplete, or non-compliant application may extend the approval process beyond 30 days. The ACC will advise applicants if their situation will warrant a longer period for review.</p> <p>With adoption of a new VR Paint Color Palette, the majority of paint applications will be completed with 14 days of receipt of the application by the ACC. This assumes application is correct, complete, and request is compliant with VR Paint Color Palette. This also assumes that the combination of paints is appropriate, and that the colors are not so similar to homes in the immediate area as to produce a repetitive look.</p> |

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| <p>Landscape / General Maintenance</p> | <p>Grass:</p> <ul style="list-style-type: none"> • St. Augustine shall be the only grass permitted for replacements within existing St. Augustine. • Minimum of once a week mowing in growing season. <p>Reiterate / Clarify:</p> <ul style="list-style-type: none"> • Master Documents require good maintenance • The Association will provide written notice to owners not in compliance with good maintenance practices • Master Documents direct the Association to enter onto any property that does not exercise such maintenance for purposes of completing necessary work. • The Association will bill the owner for such work, and the owner is responsible for payment of the charges within 30 days of billing. • This includes, but is not limited to: grass and landscape trimming, trash and other unsightly accumulations around the home, paint, mailbox, issues of safety and/or impact on neighbors. |
| <p>Fencing - Corner Lots</p> | <ul style="list-style-type: none"> • Shall not start more than 10 feet forward from the rear of the home. • Shall start at the street side of the home, transition away from the house at a 90-degree angle or an angle that is conducive to the lot dimensions. • Require a minimum setback of 15 feet from the side property line, or • Require a maximum of 10 feet from the side of the home, whichever is lesser from the street side property line, and then move toward the rear property line. • The fence must be of a design that meets other fence criteria as to specifications, height, transitions, primary road, conservation, lake conditions. • Please communicate with ACC regarding clarifications / visual representations of these specifications. |
| <p>New Paint Palette</p> | <p>ADD:</p> <ul style="list-style-type: none"> • New, specific color selections and combinations for body, trim, doors • All residents and owners must select their paint colors from the VillaRosa Paint Color Palette. • The approved palette includes paint colors from Sherwin Williams. Residents may use any brand of paint that can be mixed to an exact match of the approved palette colors. • The color palette is divided into three categories: <ul style="list-style-type: none"> ○ Approved colors for use on the body of the house; ○ Approved colors for trim for use on each specific body color; and ○ Approved colors for front entry doors for use on each body color (black doors are always applicable). • The ACC must approve the specific combination of colors to be used. • The ACC may adjust the scope of acceptable color depths and variations based on changing competitive community information. • The list of approved color combinations will be available on the community website (www.villarosahoa.com). • Sometime in March 2008, pain palette books will be available with the ACC, at the offices of the Community Association Manager, and at the Sherwin Williams locations on Dale Mabry and Rt. 54. • Standards apply to front entry doors, overhead garage doors, garage service doors, all trim and any parts or attachments to any structure on any lot. |

Hurricane Protection Systems

New Hurricane Systems Section

ADD:

- *New section regarding approvable systems (5 systems addressed)*
 - Roll Down Shutters
 - Accordion style shutters
 - Permanent Window Film
 - Aluminum, steel, plywood, lexan temporary systems
 - Impact Screen/Netting

Hurricane Protection Systems

The VillaRosa BOD and the ACC do not endorse any particular system and we urge each resident to conduct personal research and practice due diligence before adopting any device for hurricane protection. Several internet sites provide information, resources, and material details. The site for the National Weather Center at NOAA and product sites such as www.hurricaneproducts.com are an example of two sites where one can get information on the systems available. Residents may also visit the Association website at www.villarosahoa.com to view a copy of the Hurricane Protection Systems information packet.

- Permanent Retractable Roll Down shutters are allowed on the rear of the home only to cover pool bath doors, French doors and the large opening for sliding doors
- Permanent Retractable Accordion shutters are allowed for all windows of the home.
- Permanent window film is allowed on all windows and doors with windows.
- Removable aluminum, steel, plywood or Lexan storm panels are allowed.
- Removable Impact Screen/Netting is allowed.
- Removable systems may have permanent installation features, including bolts or panel runners.
- Attachment hardware systems can remain in the exterior of the house if they are flush and are painted in the house or trim color, which ever best camouflages their presence.

Provisions and Restrictions

- Shutters must remain retracted in the stowed position at all times except when used preceeding, during and after a storm per the time limit provisions.
- All shutter installations are a category I item. Installations require an Alteration Improvement Application and they must be approved on an individual basis as stated in the ACC approval process.
- If permanent shutters are installed, all windows on the same elevation must be completed at the same time.
- External surface color for permanent structures, including their storage boxes must be consistent with the trim or house color as directed by the ACC.
- No protection system shall be deployed until notice from the National Hurricane Center that a hurricane could reach Hillsborough County within 5 days.
- System deployment must cease by the end of the weekend after which both of the following conditions are true: All hurricane advisories are lifted for Hillsborough County and the National Hurricane Center is no longer forecasting a hurricane could reach Hillsborough County within five (5) days.
- **Bahamas type shutters are not allowed.**