



**WEYMOUTH HOMEOWNER'S
ASSOCIATION, INC.**

**DESIGN REVIEW CRITERIA &
ARCHITECTURAL GUIDELINES
2015**

GENERAL PURPOSE

A properly designed and operated procedure for design review and architectural control in a community yields substantial benefits to all residents of that community. This procedure can create and preserve an attractive and livable community, preserve property values and minimize major problems in the form of misunderstanding and controversy among neighbors. To be effective, an essential element of design review and architectural control is the recognition by all members of the community that this procedure is a benefit and not a burden.

ARTICLE VI of the DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEYMOUTH (the "Declaration") provides for the review and written approval of all exterior modifications to all Lots and residential units prior to the commencement of any modification, except within an enclosed yard, fully enclosed rear entry patio, or entry area and screened from view.

Furthermore, ARTICLE VI authorizes the establishment of an Architectural Control Committee ("ACC") for the purpose of assuring that no exterior modification shall be made upon the Unit or the Lot unless the modification conforms to the Declaration and such modification will:

1. Assure harmony of external design, materials and location in relation to adjoining or neighboring homes or other buildings and topography within the Property.
2. Protect and conserve the value and desirability of the properties as a residential community.
3. Be consistent with the provisions of the Declaration.
4. Be in the best interests of all owners in maintaining the value and desirability of the Property as a residential community.

SCOPE OF DESIGN REVIEW CRITERIA AND ARCHITECTURAL GUIDELINES

No exterior construction, modification, alteration or other improvement of any nature whatsoever shall be undertaken on any Unit or Lot or other parcel of land, unless and until the plans of such construction or alteration shall have been approved in writing by the ACC, except within an enclosed yard, fully enclosed rear entry patio, or entry area and screened from view.

An Alteration Application must be fully completed with any and all accompanying plans, specifications, dimensions, color samples, lot survey and such other information or samples as the ACC may reasonably require. The Application will not be considered complete and not accepted for review until all required information has been submitted. Delays and even denial of the request can occur when the ACC does not have enough detailed information to make an informed decision.

OBJECTIVES AND PURPOSE OF ARCHITECTURAL REVIEW

The ACC evaluates all properly completed Alteration Applications on the merits of the individual request. Design approvals or denials are not based on subjective elements, but on the following criteria:

Conformance with Covenants and Design Guidelines: All applications are reviewed to confirm that the project is in conformance with the Declaration and approved Design Guidelines.

Design Compatibility: Compatibility is defined as similarity in architectural style, quality of workmanship, use of similar materials, color or colors, and construction details.

Location and Impact on Neighborhood: The proposed alteration shall relate favorably to the landscape, the existing structure, the surrounding homes and the neighborhood. Any changes to the exterior no matter how minor must be approved by the ACC.

Materials: Continuity is established by the use of the same color or colors and compatible materials as were used in the original construction.

Relation to the Natural Environment: To prevent the unnecessary removal, destruction, contamination or otherwise harmful effects on the natural landscape or of the existing man-made environment.

Validity of Concept: The basic concept must be sound and appropriate to its surroundings.

APPLICATION FOR EXTERIOR CHANGE OR MODIFICATION

A homeowner wishing to make an exterior modification to his Unit or Lot must apply for and receive written approval prior to the start for such modification.

Application is made by completing the Alteration Application and submitting it to the Weymouth Homeowner's Association management company.

ALTERATION APPLICATION REQUIRED

Modifications and changes subject to the Alteration Application approval process include, but are not limited to, the following:

1. Painting of exterior front doors
2. Alterations to a Residential Unit or additions of rooms or porches
3. Alterations or modifications of windows and roofs
4. Construction or installation of spas, whirlpools or fountains
5. Installation of fences or privacy walls
6. Additions of awnings, shutters, (including hurricane shutters), gates, flower boxes, shelves, statues or other outdoor ornamentation
7. Installation of patios, railings, handicap ramps or porch enclosures
8. Any alteration of the landscaping or topography of the Lot or home site including, without limitation, the cutting or removal of trees in excess of three (3) inches in diameter at breast height and planting and/or removal of plants, including mulch
9. Installation of any pond or similar features of the landscape
10. Installation of solar panels or other energy-generating devices
11. Installation of skylights, roof exhaust devices, or rain gutters
12. Installation of screen enclosures or storm doors
13. Installation or erection of air conditioning enclosures
14. Installation of satellite dish or TV antennas
15. Installation of propane tanks
16. Installation of outdoor water softeners
17. Installation of invisible dog fences
18. Installation of exterior wall and ceiling lights
19. Installation of concrete curbing or any curbing around plant beds
20. Installation of in-ground flagpoles and flagpoles attached to homes

ACC PRE-APPROVED MATERIAL FOR ALTERATIONS EXHIBITS

The ACC has pre-approved certain items that meet minimum standards. An Alteration Application still is required to be submitted for approval by the ACC. Current, pre-approved items are attached as Exhibits A and B.

GENERAL DESIGN STANDARDS

The following standards apply to all modifications of houses and yards in Weymouth:

1. Structures, decorative items and landscaping may not be added or altered without prior written approval from the ACC. Review by the ACC may require up to thirty (30) days from the filing of a complete application. Please do not schedule any work until approval is granted.
2. All improvements and alterations must conform to the Declarations of Covenants, Conditions and Restrictions set forth by the Design Review Criteria and Guidelines of Weymouth and Oakstead HOA.
3. The applicant(s) must furnish plans, specifications, drawings and other information needed to determine conformity with these requirements. In some cases, the necessary information includes a copy of the lot survey with a drawing that shows the dimensions of the improvement and the placement on the Lot. The ACC has the discretion to determine what information is needed to review each improvement.
4. The applicant(s) will be responsible for obtaining all necessary permits, variances and approvals and to make certain that the proposed modification is in compliance with all applicable federal, state and local laws and regulations. Approval of an application does not constitute a determination that a proposed alteration is permissible under applicable laws and regulations.
5. The work will be completed as specified in the application and permit, if applicable. The applicant(s) will be responsible for correcting any unapproved variations from the approved plans and specifications.
6. Any unapproved alteration must be removed upon demand by the association. Alterations which do not conform to plans and specification approved by the ACC are unapproved alterations.
7. Structures other than fences must conform to the side setbacks of the house on each Lot (i.e. structures may not extend past the corner closest to the side Lot line).
8. Potentially hazardous structures, decorative items and landscaping are prohibited. Potential hazards include, but are not limited to, obstructions of a motorist's view of the streets, sidewalks or driveways.
9. Structures, decorative items and landscaping may not encroach on any easements or platted set backs or adversely affect drainage patterns on any Lot or conservation area.
10. The contractor may not dump dirt, debris or construction material in any conservation area or storm water system.
11. The applicant(s) is personally responsible for prompt correction of incidental damage to public or private property, including grass or plants. Restoration may not be delayed while claims for damage are pending with contractors or insurance/bonding companies.
12. Applicants and all subsequent owners of a Lot are responsible for maintenance and repair of all structures and decorative items added to the Lot. All landscaping installed by the applicant will be maintained by the Association but the applicant must replace added landscaping if conditions warrant replacement. Each owner is responsible for fully disclosing this obligation to prospective buyers of the property. Approval of an application by the ACC does not obligate the association or its agents to maintain, repair or replace an improvement.
13. The ACC and the Board of Directors may revise Design Review Criteria from time to time as authorized by the Declaration. Revised standards will be applied prospectively.
14. The ACC may grant variances from approved standards for cause and the reason for such variance must be stated in the approval letter.

ARCHITECTURAL STANDARDS AND DESIGN CRITERIA

No construction, modification, alteration or other improvement of any nature whatsoever, except interior alterations not affecting the external structure or appearance, shall be undertaken on any Residential Unit unless and until the plans of such construction or alteration shall have been approved in writing by the ACC.

A. DRIVEWAYS

1. Driveways must be plain concrete; no pavers, concrete paint/stain or stamped concrete is permitted.
2. The apron of a driveway may not be expanded.

B. ENTRIES AND PORCHES

1. The front entry area, including front porches, of a Villa shall not be enclosed with any type of material, including but not limited to screen, vinyl, wood, aluminum, or windows, whether glass or vinyl. All front porches and front entries shall remain as constructed by the builder.
2. All front doors must get ACC approval before being replaced. Painting of newly-replaced front doors will be the responsibility of the homeowner and shall be painted by a professional painter unless it is replaced during the community-wide painting.
3. All front doors shall be painted only with original declarant approved colors. Any deviation from the declarant approved colors must have ACC approval. Only smooth surfaced doors are permitted. Stained doors or wood grain textured doors are not permitted.
4. Ceiling mounted lighting fixtures at entry door may be replaced with fixtures approved by the ACC. Please see Section D—Exterior Lighting Fixtures.
5. Lead-walks (walks connecting driveways to front doors) and entryways may have pavers, stamped concrete and thin set pavers. Colors must coordinate with exterior house color.
6. Front porch balustrade shall not have any type of decorative rugs or any other materials hung or draped over them.

C. EXTERIOR HOUSE COLORS

The exterior house colors shall remain the same as the original colors selected by the Declarant for the community.

D. EXTERIOR LIGHTING FIXTURES

1. All light fixtures require ACC approval. Please submit a picture at the time of application.
2. Exterior light fixture colors shall be black or white as originally installed by builder.
3. Wall mounted exterior lighting fixtures by garage door shall be a maximum of 100 watts and consistent in size and style originally installed by the builder. The length shall not be smaller than fourteen and one-half (14.5) inches or longer than twenty three and one-half (23.35) inches and the width shall not be smaller than six and one-half (6.5) inches or wider than nine and one-half (9.5) inches.
4. Ceiling mounted or pendant lights in entry ways must be no longer than fourteen (14) inches and no wider than nine and one-half (9.5) inches. The pendant light may not hang lower than the lentil of the entry way. Pendant lights may not exceed 100 watts.
5. Spotlights, floodlights, or similar high intensity lighting shall not be placed or utilized upon any residential unit which in any way will allow light to be reflected on any other residential unit.
6. Colored bulbs are not permitted in the exterior light fixtures; only clear or white is allowed.
7. See Exhibit "A" for sample of approved light fixture styles.

E. FENCES AND WALLS

1. No fence of any kind shall be installed or maintained on any Lot without prior written approval of the ACC.
2. The addition of a fence to a Lot or dwelling may be approved to provide privacy. The ACC will consider the design, location and specifications to ensure that all elements are consistent with the architectural styling and visual aesthetics of the community. The goal of the ACC is consistency in the quality of the design and the materials. Therefore, it will establish the materials, height and appearance of each type of fence according to its location, purpose durability and the desired visual effect. Fencing will not interfere with drainage easements at the rear of the properties unless the Declarant initially installed fencing at that location.
3. With the exception of those installed by the Declarant, the location, type and design of all proposed fences shall be approved by the ACC prior to installation. No woven-wire (field fence), barbed wire or electrical strands shall be used as a fence or part of a fence.
4. The ACC'S approval of any fence will be conditioned upon continued maintenance to the fence. Should a fence not be maintained as stated herein, or as required by the ACC approval, the Association may require the owner of the fence to remove it upon thirty (30) days written notice to do

so. Nothing stated in this section shall be interpreted to mean that the ACC is required or obligated to approve a fence for, or installation on, any Lot, or that because a fence has previously been approved on a specific Lot, that it will be approved on any Lot.

5. The following is the approved fence type for the community:
 - a. PVC "board to board." Gates shall be in the same style, materials and color as the fence.
 - b. Color for all PVC fencing shall be white only.

General Guidelines for fencing are as follows:

- a. **Privacy Fences:** Maximum height of a fence, where permitted, is six (6) feet and the minimum height is four (4) feet except as may be installed by the Declarant. These fences are PVC "board to board."
- b. **View Corridor Fences:** Fences on Lots with view corridors such as ponds and conservation areas or other view-enhanced areas or amenities shall be reduced to a maximum height of four (4) feet and located ten (10) feet from the Villa to the rear property line.
- c. Fencing shall be white PVC and may include a lattice addition on top, provided it does not exceed either the four (4) feet or six (6) feet requirements.
- d. Fences may not come forward of the rear corner of the house.
- e. The finished side of a fence must face the neighboring property.
- f. Any fence shall be constructed so that it will connect to and with any existing fences on any neighboring Lot(s).
- g. If a fence abuts a community fence or wall then its height shall not exceed that of the community fence or wall.
- h. All fences installed in the rear of the units shall be maintained by the Association. All side fences shall be maintained by the owner and kept in good order and repair, clean and in like new condition.
- i. Fence styles must be consistent with the pre-approved styles, types and colors.
- j. All fences shall be built to and conform to all manufactures' specifications.
- k. Homeowner shall be responsible for making certain that any required and necessary governmental permits are obtained.
- l. Homeowner shall be responsible for making certain that the location of the fence does not encroach onto any other Lot, Common Area, Association or CDD owned property or easements and does not block, obstruct or otherwise impede the designed drainage flow on his or any adjoining Lots.
- m. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly-shaped corner lot shall be located no more than five (5) feet from the wall of the Villa on that side next to the side street. Fence setbacks on irregularly shaped corner Lots will be reviewed on a case by case basis.
- n. The Board of Directors may, from time to time, revise, amend, alter or otherwise change these Fencing Guidelines per the authority given it in the Association's governing documents.
- o. The ACC may grant a variance to allow construction of a fence in an easement area that is not needed for routine access to an area. The ACC may attach reasonable conditions to any variance in order to ensure that the purpose of an easement is attainable.
- p. The ACC reserves the right to impose special conditions on approval of fences on specific Lots in Weymouth.

F. FLAGPOLES AND FLAGS

1. Homeowners may erect a freestanding flagpole no more than twenty (20) feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. Homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than four and one-half (4.5) feet by six (6) feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air

Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all applicable county, state and federal regulations and not limited to, noise and lighting ordinances and setback and locational criteria contained in the governing documents. F.S. 720.304(2)(a)(b).

2. Only one flagpole is allowed to be attached to the building and may display:
 - a. A United States flag; or
 - b. A decorative flag which shall not exceed thirty by forty-five (30X45) inches.
3. Small garden flags may be displayed and limited to one in the front and one on the side of the property.
4. All flags must be neat in appearance at all times. Shattered, torn and faded flags must be replaced.

G. GARAGE DOORS AND GARAGE CONVERSIONS

1. No screening is permitted on the overhead garage door openings.
2. Garage conversions are not permitted.

H. GARDEN HOSES

1. Hoses must neatly wound when not in use.
2. Portable styles or permanent styles must be located so as to not hinder the landscaper.

I. GUTTERS

1. Gutter color must match the fascia color of the house.
2. Down spouts must match the color of the house.
3. Gutters shall be maintained by the homeowner.
4. Written request must show location of downspouts and how water will be discharged.
5. Downspouts shall not direct water onto common areas or neighboring property and must drain according to building codes.

J. LANDSCAPING

1. Any and all changes to landscaping must be submitted for review.
2. Landscaping will be maintained by the WHOA to retain a neat appearance. All shrubs, bushes and hedges shall not exceed six (6) feet in height and the width shall be trimmed back to prevent blocking access to landscapers and neighboring houses. Additionally all shrubs, bushes and hedges shall be trimmed away from walls to prevent scratching the wall surfaces and shortening the life of the paint. Homeowners may maintain their planted shrubs, bushes and hedges provided that they maintain as noted above.
3. Vine-type plants are not permitted to grow on wall surfaces. Homeowner will be held responsible for any damages to wall surfaces and any additional costs a painting contractor may charge the WHOA as a result of those damages.
4. The WHOA will maintain the trees to a height of twelve (12) feet above walkways and roadways. Thinning of trees is homeowner responsibility. Homeowners are urged to thin out their tree(s) to prevent damage that may be caused by high winds. <http://hort.ifas.ufl.edu/woody/thinning.shtml>
5. A dead tree on the homeowner's property must be removed and replaced by the homeowner with one on the approved Pasco County list, **with the exception of Live Oak**. Homeowner is responsible for acquiring required Pasco County permit.
6. Due to liability issues, potted plants are not permitted to be hung from trees.
7. Only natural colored mulch, rocks or stone may be placed in strips between garages, plant beds and around trees, provided that rocks and/or mulch is not allowed to scatter into the grass which could cause injury to people, buildings or landscaping equipment.
8. Installation of concrete curbing around plant beds requires ACC approval.
9. Strips between garages may be filled with low growing plants or groundcovers. Plants shall be maintained to be in healthy condition or otherwise removed. This area may also be filled with natural colored rock or natural colored mulch provided that it does not scatter outside of the strip.

10. Lawn ornaments may be placed in landscaped beds only and are limited to no more than three. No ornament may be placed on lawns, strips between garages, utility boxes or right-of-way areas. No ornament may be larger than two (2) feet tall. No arbors or archways will be allowed.
11. All lawn ornaments must be removed twenty-four (24) hours prior to a hurricane. If resident goes away during hurricane season (June through November), all lawn ornaments and potted plants must be removed before leaving.
12. Lawn ornaments must be discreet and tasteful in design and shall not detract from the overall appearance of the community.
13. Ornaments, potted plants and landscape lighting shall not interfere with the landscaping crew's maintenance of the grounds. Homeowner will assume responsibility for any damages caused as a result of being placed too close to edges.
14. Seasonal holiday decorations shall be installed no more than forty-five (45) days before the holiday and removed within two (2) weeks after the holiday season ends.

K. MAILBOXES

All mailboxes and mailbox posts must conform to the standards specified in the Oakstead Declaration. Replacements for mail receptacles may be purchased at retail stores, provided that they are of comparable quality. Owner of a Lot is Responsible for repair and painting of mail box and post. Potted plants may not be hung from mailbox posts. Oakstead HOA has governing authority over the mailboxes.

L. OUTBUILDINGS

Sheds and other outbuildings are prohibited. Portable storage units may be placed in driveways no longer than forty-eight (48) hours, but they must be stored at the storage company's location.

M. OUTDOOR REAR PATIOS, LANAIS, SCREEN ENCLOSURES & ENCLOSED ROOMS

All rear yard alterations are subject to a **minimum seven and one-half (7.5) foot drainage easement. Any and all improvements that encroaches the drainage easement shall be subject to removal should access to the drainage system be required.**

1. The homeowner is responsible for obtaining any and all necessary permits as required by federal, state, and county laws.
2. Open patios or extensions of lanais may be added to the rear of a Villa but will be subject to drainage and/or utility easements.
3. Patios may be constructed of interlocking bricks or pavers, plain concrete, or concrete surfaced with ceramic tile, thin pavers or spray-on concrete coverings. Surface colors and Villa colors must be compatible.
4. Lanais may have screen walls or be enclosed by windows whether glass or vinyl. Screen enclosure framing shall be white. Screen color shall be charcoal.
5. Roofs on an extended lanai or patio shall match the existing roof of the dwelling unit in type of material and color or may be of the flat aluminum wrapped Styrofoam product "ELITE" or equal. By way of example but without being limited to, tin, vinyl, aluminum "pan roof", plastic, or canvas roofs shall not be allowed. Homeowner is solely responsible for any and all maintenance and repairs to additional roof.
6. Roll up awnings are not permitted.
7. Sun rooms or Florida rooms' exterior color shall match the exterior color of the house.

N. OUTSIDE EQUIPMENT

1. Water softener, heater and filter equipment shall be placed inside garage only—exterior installation is not permitted. Solar-type equipment shall be placed, if possible, at locations not visible from front or side of property.
2. Fuel tanks, heaters, generators and other outside equipment may be behind the Villa and shall not be visible from the street or adjacent Lots and screened by shrubbery at all times.

3. Buried, or installed tanks must follow all county and federal safety guidelines. Homeowner assumes all liability.
4. Play sets, swings, plastic houses, slides and similar-type items are prohibited.

O. SATELLITE DISHES AND ANTENNA

Installation of a satellite dish or antenna shall be in accordance with the 1996 & 1998 amendments to the Federal Telecommunication Act. Satellite dishes and antennas must be installed in the least-visible place that allows reception of an acceptable signal. The equipment should not be visible from the street. The best location usually is the rear wall of the Villa. If the dish is not attached to the house, the pole should be concealed from view by some form of shrubbery. Satellite dish may not be attached to roof. If satellite dish is attached to roof, owner will be responsible for any future maintenance repairs caused by the installation.

P. SOLAR PANELS

1. Panels must be positioned as close to rear section of roof as possible and down along the edge of roof line.
2. Shall not be visible from front of house or sides of corner lot, if possible.
3. All plumbing running to and from panels must be painted the same color as house and fascia.
4. You must submit an architectural application with a survey showing location for approval prior to installation.
5. Owner will assume responsibility for repairing all leaks in the roof or structure as a result of the installation of the panels.

Q. SPAS & POOLS

1. Above ground or in ground swimming pools are prohibited. An above ground spa may be permitted if it meets the following criteria:
 - a. Spa size shall not exceed eight (8) feet in diameter or square.
 - b. Location shall be in an enclosed screened porch or screened lanai area on the rear of the unit.
 - c. No spa shall be made of vinyl, plastic, PVC, rubber or similar materials. Only fiberglass spas installed by a professional spa company shall be permitted.

R. STORM-SCREEN DOORS

1. Storm doors may be installed on front entrance doors. Storm door colors shall be white or match the front door color. See Exhibit B for approved screen door styles.
2. Screens and glass panels shall store in the door frame.
3. Screens shall be charcoal color.

S. TELEVISION CABLES

Cables may not be stretched across blank surfaces of walls. Instead, the cable must be buried under ground and/or run along the frame of doors, windows or utility chases. The cable must be primed and painted to match the color of the house trim or body.

T. TENTS AND PORTABLE GAZEBOS

Tents and Gazebos are prohibited on a lot.

U. TUBULAR SKYLIGHTS AND ROOF EXHAUST DEVICES

Tubular skylights and roof exhaust devices require an Alteration Application, along with a survey showing location prior to installation. Owner will be responsible for repairing all leaks and other roof-maintenance resulting from the installation of any of these items.

V. WELLS

Wells are prohibited on the lot.

W. WINDOW FILMS

1. Tinting shall be non-mirror finish
2. No aluminum foil coverings are permitted
3. Tinting shall be charcoal color

X. WINDOW REPLACEMENT

Windows may be replaced with windows that match the same architectural style as the original design as to number or glass panes, size, color and shape. Screens shall be charcoal color.

Y. WINDOW STORM SHUTTERS

1. Hurricane panels may be installed on entry doors and windows per the following conditions:
 - a. Permanent track shall match adjacent wall color or be white
 - b. Shall preferably have removable panels
 - c. Roll-down and sliding models shall match wall color
 - d. Accordion panel shutters must match color of adjoining window or door frame
 - e. Bahama shutters are not permitted
 - f. Panels must be in place no earlier than forty-eight (48) hours prior to storm and must be removed within seven (7) days after a storm or forty-eight (48) hours after a warning
 - g. Shall not be used for security purposes
 - h. You must submit an Architectural Application with a survey showing location for approval prior to installation.

Z. WINDOW TREATMENTS

All window treatments, when viewed from the outside of a villa, shall be white or beige only.

EXHIBIT "A" APPROVED WALL LIGHTS



EXHIBIT "B" ACC APPROVED STORM-SCREEN DOORS

