

2021 Document Review Committee

CCR Proposed Changes

December 12, 2021

Article III Section 3 (d)---Currently allows for VM body to fill a VM election between elections. Modify to allow the VM body to approve appointment of an Alternate VM between elections.

Article XI Section 1 (a) Modification Committee---Change “if not acted on in 45 days considered approved” to denied to agree with Guideline wording. Also increase the maximum number of members from 5 to 6.

Article XII Section 1 Signs---Add landscape and pesticide signs with a 3 day limit.

Article XII Section 2 (a) Parking---Add wording that parking must be in garages or driveways between 11 PM and 7 AM or something similar. Another option would be to totally remove the street parking restrictions.

Article XII Section 2 (b) Prohibited Vehicles---To law enforcement vehicles add “fire department or comparable first responder vehicles” are not considered commercial vehicles.

Article XII Section 6 (d) Unsightly or Unkempt Conditions---remove extraneous word “members”.

Article XII Section 7 (a) Antennas and Satellite Dishes---Currently says has to be in the rear yard with reception exceptions. Remove “yard” since most are mounted on the house.

Article XII Section 12 Pools and Spas---References setback requirements in “this Declaration” but there aren’t any. Make it read “this Declaration or Westchase Residential Guidelines”.

Article XII Section 14 Tents, Trailers and Temporary Structures---Add wording to limits of 14 days on PODS or dumpsters such as “unless an extension is approved by the Board or management staff”.

Article XII Section 20 Lighting---Change start date for seasonal decorative lighting from October 15 to October 1 to agree with Section 1.3.7 of the Guidelines.

Article XIII Section 11 Perpetuities---Ask legal if there is a more modern definition than the current which ties to the descendants of Elizabeth II, Queen of England.