
WESTCHASE COMMUNITY ASSOCIATION, INC.
VOTING MEMBER BALLOT FOR PROPOSED AMENDMENTS
TO WESTCHASE RESIDENTIAL GUIDELINES
AND INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

The undersigned Voting Member hereby votes on the 2022 proposed amendments to the Westchase Residential Guidelines and Individual Neighborhood Section Guidelines. The proposed amendments are briefly described below. Some proposed amendments include changes to multiple sections in order to avoid inconsistent language in different sections. A complete draft of the proposed amendments was provided to all Voting Members and is located on the website at www.westchasewca.com under the tab for "Documents".

This ballot shall be cast at a meeting of the Voting Members to be held at the Westchase Swim & Tennis Center, 10405 Countryway Boulevard, on _____ beginning at ____ PM. Amendments to Guidelines covering all Units must be approved by the affirmative vote of Voting Members representing 66% of the votes of the Association. Amendments to INSGs must be approved by 51% of Owners in each Neighborhood identified in the INSG, and 2/3 of the Voting Members present in person or by an alternate with each Voting Member casting one (1) vote, and, if the amendment applies to a Neighborhood in Westpark Village, then also by 2/3 of the West Park Village Voting Members, with each Voting Member casting one (1) vote.

Please cast your vote by marking YES or NO below.

AMENDMENTS TO WESTCHASE RESIDENTIAL GUIDELINES

- 1) **Section 1.1 Statement of Purpose.** Provides that Guidelines may apply to less than all Units. Clarifies that alterations, additions, or improvements installed in compliance with INSGs in place at the time are permitted to remain if maintained in compliance with CCRs, but if 75% or more is to be replaced, the entire alteration, addition or improvement must meet current Guidelines.
____Yes ____NO
- 2) **Section 1.2.8 Public View Screening.** Adds a definition for public view.
____Yes ____NO
- 3) **Section 1.2.9 Rear Yard Setback.** Clarifies sections of Guidelines for setbacks applicable to various structures.
____Yes ____NO
- 4) **Section 1.3.1 Birdbaths.** Allows birdbaths in rear yard, out of public view or in front yard landscape bed.
____Yes ____NO
- 5) **Section 1.3.2 Bird Feeders.** Species that bird feeders and feeding wild birds is only permitted in rear yard and may not create a nuisance for neighbors.
____Yes ____NO
- 6) **Section 1.3.3 Decorative Address Plaques.** Allows house numbers to be affixed to the home.
____Yes ____NO

7) **Section 1.3.4 Flags and Banners.** Allows Space Force flags and limits decorative flags or banners to holiday, seasonal, authorized high school or higher education, and authorized professional sports teams. Limits flag poles on a unit to 2.
____Yes ____NO

8) **Section 1.3.7 Holiday Decorations.** Limits display of holiday decorations, including decorative lights and flags, from October 1 to January 15 of the next year.
____Yes ____NO

9) **Section 1.3.10 Planters and Potted Vegetation.** Limits potted plants to 4 on front patios, porches, walls, and columns, 2 in any landscape bed, and 3 on any driveway or walkway. Prohibits use of potted plants for screening mechanical equipment.
____Yes ____NO

10) **Section 1.3.11 Sports Equipment.** Allows sports equipment to be left in view on Friday and Saturday nights. Removes prohibition against storing sports equipment in side yard. Sports equipment must still be stored out of public view other than as noted above.
____Yes ____NO

11) **Section 1.3.15 Yard Ornaments.** Allows 1 yard ornament no more than 12 inches in height to be placed in a front yard landscape bed.
____Yes ____NO

12) **Section 2.1 Accessory Structures.** Changes name of Section and defines “accessory structures” and “additions”.
____Yes ____NO

13) **Section 2.1.1 Awnings.** Prohibits new fixed awnings. Allows retractable fabric awnings. (This amendment will only take effect if amendment to CCR Article XII, section 32 is approved.)
____Yes ____NO

14) **Section 2.1.2 Decks.** Establishes 5 foot setback from rear lot line and 3 foot set back from side lot line.
____Yes ____NO

15) **Section 2.1.3 Driveways, Sidewalks, and Walkways; Section 4.4.3 Driveways and Sidewalks.** Allows clear sealant in light sheen, medium sheen, or comparable finish.
____Yes ____NO

16) **Section 2.1.5 Garage Doors; Section 4.8 Garage Doors.** Removes requirement that garage doors be replaced with like kind. Allows raised or flat panels. Removes prohibition against designer doors, decorative rivets, medieval style fittings, and ornamental metal reinforcements. Allows row of windows and one vent in garage door. Allows factory applied natural wood grain appearance on metal or aluminum garage doors.
____Yes ____NO

17) **Section 2.1.7 Doors.** Allows 3-part professionally painted coating system on the front entry door to match the garage door.
____Yes ____NO

18) **Section 2.1.8 Windows.** Allows black window frames and non-reflective window tint.

Yes NO

19) Section 2.1.9 Exterior Lighting. Allows pendant lights in front entryway. Allows sting lights in screen enclosures or on rear patios. Establishes maximum brightness for spotlights and security lights. Allows colored porch and patio lights during holiday period.

Yes NO

20) Section 2.1.10 Roof and Roof Products. Establishes color requirements for drip edges and roof repairs. Allows clear sealers and acrylic roof tint on tile roofs.

Yes NO

21) Section 2.1.11 Mechanical Equipment. Removes requirement that fencing for mechanical screening be white. Notwithstanding, fencing may be white.

Yes NO

22) Section 2.1.12 Paint Color Palette Guideline—Exterior Paint. Prohibits two homes directly across from or adjacent to each other from being painted any white body colors. Allows any trim color on white houses. Allows gable vents to be painted with body, trim or accent color. Requires door frames to be painted the accent color. Allows fascia to be painted the color of the roof. Allows pool decks coated with cement and stone, pebbles or glass in earth tones of beige, brown, taupe, tan or gray.

Yes NO

23) Section 2.1.15 Patios. Allows products like PebbleTec or PebbleSheen in earth tones or neutral shades consisting of beige, brown, taupe, tan or gray. Requires patios to be set back 5 feet from the rear lot line and 3 feet from side lot lines.

Yes NO

24) Section 2.1.18 Screened Enclosures. Allows privacy screening of fiberglass mesh with vinyl laminate, for no more than 40% of the height of the screen. Allows aluminum pan and white aluminum roofs unless restricted by an INSG. Allows fabric shade sails in screen enclosures or over patios.

Yes NO

25) Section 2.1.25 Gutters and Drainage. Allows gutter color to match roof if color is beige, brown, taupe, tan, gray or black. Allows 2 rain chains in front of house and sets requirements for rain chains.

Yes NO

26) Section 2.1.26 External Security Cameras. Limits number of security cameras to 6 and clarifies that cameras need not be adjacent to doors. Allows video doorbells without application for modification.

Yes NO

27) Section 2.1.29 Garbage Cans. Removes requirement that fences screening garbage cans be white.

Yes NO

28) Section 2.2.1 Front Yard Landscape. Allows annuals and perennials in front yard landscaping beds without Mod Committee approval. Changes spacing requirements for plants to allow for growth. Specifies that intrusion by Bermuda grass will not require new sod if the turf is healthy. Removes language that made approval for Xeriscaping mandatory. **Section 2.2.2 Corner Yard Landscape.** Removes language that made approval for Xeriscaping mandatory. **Section 2.2.7 Landscape Materials.** Removes language that made approval for Xeriscaping mandatory. Specifies that intrusion by Bermuda grass will not require new sod if the turf is healthy. Allows landscape boulders in landscape

beds and establishes size limits.

Yes NO

29) Section 2.2.3 Garden Borders. Allows garden borders consisting of 14 gauge steel.

Yes NO

30) Section 2.2.8 Plant Material List. Clarifies names of plants and puts plants in proper categories. Removes the references to the Florida Friendly plant lists that are in Appendices 100-102 since those lists are only used when a Florida Friendly submission is made.

Yes NO

31) Section 2.2.10 Tree Removal. Prohibits removal of trees in easement area without approval by CDD and Hillsborough County or licensed certified arborist or landscape architect. Specifies that replacement of tree may be required.

Yes NO

32) Section 2.2.11 Standard Fencing. Specifies that fences may be no more than 3 inches off the ground. Allows horizontal fence panels/ slats.

Yes NO

33) Section 2.2.13 Fences on golf Courses, Lake and Conservation Areas. Requires 5 foot wide front and rear gates for Units that have side yard drainage easement in order to allow access by CDD for maintenance.

Yes NO

34) Section 2.2.14 Fence Sight Lines. Specifies that Fences and hedges should be 10 feet back from the front corner of the house, unless further limited by an INSG,

Yes NO

35) Section 2.2.15 Standard Fencing Materials. Allows colored stain and stain/sealer combinations of specified colors for wood fences.

Yes NO

36) Section 2.2.15 A. Shadowbox Fence; Section 2.2.15 B. Board on Board Fence; Section 2.2.15 D Vinyl Fence. Changes mandatory length of fence posts and depth of fence posts in ground.

Yes NO

37) Section 2.2.15 D Vinyl Fence (1/12/19). Allows beige, tan, light brown or weathered gray colored fences and provides that a wood grain look is preferred but not mandatory.

Yes NO

38) Section 4.5.1 Pool and Screen Enclosures. Provides that pool decks and screened enclosures shall be at least 5 from rear lot line or wetland setback line and at least 3 feet from side lot line.

Yes NO

AMENDMENTS TO INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES

39) Single Family Homes of West Park Village. Allows aluminum, either white or black, and white pvc porch railings, but limits the height of such railings to 36 inches.

Yes NO

40) Townhomes of West Park Village. Revises color palette by allowing use of listed colors in any order as determined by the Board of Directors of Townhomes of West Park Village so long as the Townhomes remain compliant with non-conflicting restrictions in Section 2.1.12 of the Guidelines.

Yes NO

41) Classic Townhomes of West park Village. Removes letter to owners that is not an actual INSG.

Yes NO

SUMBITTED BY:

Dated: _____, 2022

SIGNATURE OF VOTING MEMBER

PRINT NEIGHBORHOOD

PRINT NAMES OF VOTING MEMBER

GUIDELINES TALLY 2022-06

GUIDELINES

GUIDEL										INSG-SFH		INSG-TH WPV		INSG-Classics	
AMENDMENTS		35		36		37		38		39		40		41	
VILLAGE NAME		YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	YES	NO
Abbotsford-40		40		40		40		1		1		1		1	
Arlington-76		76		76		76		1		1		1		1	
Bennington-106		106		106		106		1		1		1		1	
Berkeley Sq.-122															
Brentford-85		85		85		85		85	1		1		1		
Bridges-235		235		235		235		235							
Castleford-69		69		69		69		69	1		1		1		
Chelmsford-100		100		100	100			100	1		1		1		
Classic TH-94		94		94		94		94	1		1		1		
Enclave-108		108		108		108		108							
Glencliff-48		48		48		48		48	1		1		1		
Glenfield-101		101		101		101		101	1		1		1		
Greens-420		420		420		420		420							
Harbor Links-172		172		172		172		172	1		1		1		
Keswick-64		64		64		64		64	1		1		1		
Kingsford-132		132		132		132		132	1		1		1		
Radcliffe-154		154		154		154		154	1		1		1		
Rsv @ WPV-36															
Saville Rowe-36		36		36		36		36							
Shires-235		235		235		235		235	1		1		1		
Single Family-150		150		150		150		150	1		1		1		
Stamford-61		61		61		61		61	1		1		1		
Stockbridge-68		68		68		68		68	1		1		1		
Stonebridge-66		66		66		66		66	1		1		1		
TH of WPV-59		59		59		59		59	1		1		1		
Traditional TH-51		51		51		51		51	1		1		1		
Village Green-90		90		90		90		90	1		1		1		
Villas-92		92		92		92	92		1		1		1		
Vineyards-120		120		120		120		120	1		1		1		
Woodbay-164		164		164		164		164	1		1		1		
Woodbridge-40		40		40		40		40	1		1		1		
Worthington -90		90		90		90		90	1		1		1		
Wycliff-30		30		30		30		30							
Totals:	3356	0	3256	100	3264	92	2492	864	26	0	26	0	26	0	
Need 66% (2319)									26		26		26		
132															

needs 2/3 of all VMs present casting a vote
ONE vote per VM cast at meeting