

ARCHITECTURAL GUIDELINES
THE CLASSIC TOWNHOMES OF WEST PARK VILLAGE

Before attempting to make any change to the exterior of your townhome property, a Modification Request Form must be submitted to both the Board of Directors of the Classic Townhomes of West Park Village and the Westchase Modification Committee and approved by both. This dual process will go into effect for our Association on July 15, 2004.

Modification Request Forms for our Classic Townhome owners may be obtained from the Classic Townhomes' Property Manager, Denise Schek or the Westchase Property Manager, Roganne Clark since the Forms are especially adapted for review by both the Classic and Westchase Associations.

You may forward completed Forms, for delivery to the Board and Westchase Modification Committee, directly to Denise Schek via e-mail: denise@greenacreproperties.com; by regular mail: "Attention: Denise Schek," Greenacre Properties, Inc., 4131 Gunn Hwy., Tampa, FL 33624; or, by Fax: 813- 963-1326. Questions may be called into Denise at 813- 961-2203 ext. 117.

It is our hope that by requiring a dual review and signature process for our homeowners' Modification Requests, we will avoid some of the problematic "approvals" that were granted by other bodies in the past. Of course, changes made by homeowners/residents before July 15, 2004 without proper written approval and changes made after July 15, 2004 without proper **dual** approval are in violation.

Please note that the Classic Townhomes of West Park Village Home Owners Association has legal authority and means (substantial fines, liens, etc.) to see that unapproved changes are corrected. Please avoid violations and help us retain the beauty and value of our townhomes by abiding by all regulations. See Article 11, Section 1 or the Declarations of Easements, Covenant Conditions and Restrictions (the CCR) for the Classic Townhomes of West Park Village.*

Thank you,
The Board of the Classic Townhomes of WPV

* To obtain copies of Association Bylaws, Rules and Regulations, Covenant Conditions and Restrictions (CCR) for the Classics and/or Westchase contact either Denise Schek or Roganne Clark.

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1. **Lot Usage**: All lot use must be consistent with state and federal laws, local ordinances, the Amended and Restated CCRs for Westchase, the CCRs of the Classic Townhomes of West Park Village, as well as any rules, regulations and guidelines promulgated and adopted by the Association pursuant to the Declaration.

2. **Landscaping/Irrigation/Lighting**: All landscaping and irrigation concerns should be directed, in writing (unless an emergency), to the Classic Townhome Property Manager, who, in turn, will contact landscaping maintenance. Remember that the Classic Townhomes of WPV are designed to have a harmonious pattern of landscape design visible from the street. **Please do not add or remove, or otherwise alter, this planned design in any way as it constitutes a violation.** (All violations must be corrected and the lot must be restored immediately to a condition which is 'acceptable' to the Association and consistent with Community-Wide Standards).
 - A. **Landscaping Design Alterations**: Alterations to any shrubbery, plants, trees, sod, or mulch that is visible from the street are only permitted to be made by the Association in accordance with the Declaration. This includes any addition of a different type of sod, or different type or color of mulch as well as plantings. (Please be aware that the Association also has authority to have changes, which have not been approved, such as unapproved plants, removed by the landscaper without notice to the resident.) Residents with dead or diseased landscaping, or other landscaping problems, should contact the Classic Townhomes Property Manager in writing, and she, in turn, will notify the Association's landscaper.
 - B. **Landscaping Borders and Garden Ornaments**: No borders or garden ornaments visible from the street are allowed as they can become problematic for the landscapers and disrupt the harmony of the overall designed appearance of the lots.
 - C. **Statuary**: Statuary that is visible from the street is not allowed.
 - D. **Artificial Flowers**: Artificial flowers visible from the street are not allowed.
 - E. **Flower Pots**: No more than two (2) flower pots are permitted in the front of any unit. Permitted flower pots may be placed in the front of a unit on the stoop or steps without the Association's approval, provided that said flower pots meet the criteria set forth in the paragraph below. Additionally, window box plantings are permitted without obtaining approval from the Association, provided that such plantings meet the criteria set forth below. No flower pots are permitted on sidewalks, lawns or in areas which are landscaped, including but not limited to, landscaped flower beds and plant beds. Permitted flower pots shall not exceed 12-inches in height and 12-inches in diameter, and all plantings in pots and window boxes shall be maintained in accordance with Community-Wide Standards, as set forth in the Amended and Restated Declaration of CCRs for Westchase and the Declaration of Easements, CCRs of The Classic Townhomes of West Park Village.
 - F. **Landscape and Holiday Lighting**: Permanent landscape lighting is allowed with proper approval; however, lighting fixtures and wiring must not interfere with the landscapers' duties, and light shall not be directed at adjacent properties. Temporary lighting, as with holiday lights/decorations, does not require approval but must be in compliance with Westchase regulations see Article XII, Section 19.

3. **Satellite Dishes**: The Association prefers satellite dishes to be installed on the rear of a unit.
4. **External Unit Alterations**: With the exception of maintenance and repairs approved and performed by the Association or its authorized agents, no painting, staining, paving, masonry work, or other change to the unit visible from the street or the alley is permitted. This includes but is not limited to, changes to the exterior surface, windows, shutters, doors, hardware on doors, front landing, steps, screen enclosures, roofs and mailboxes.
5. **Signs**: In accordance with Article XVI, Section 12 of the Declaration, "no sign of any kind, including Lot 'For Sale' signs shall be displayed to the public view with the Property except those as may be allowed upon application to and approval of the Architectural Control Committee" (ACC). If permission is granted to install a sign within the property, the ACC reserves the right to restrict the size, color, lettering and placement of such a sign. The Board of Directors shall have the right to erect signs as they, in their discretion, deem appropriate.
6. **Flags**: One American flag may be displayed without obtaining the approval of the ACC, provided that said American flag is displayed in a respectful manner consistent with state and federal law. All flags may be no larger than 4 1/2 feet by 6 feet. All other flags and banners, whether temporary or permanent, are subject to review and approval of the ACC. No flag poles, even for display of the American flag, are permitted.
7. **Water Softener Units**: In the event a water softener must be installed outside of a unit, placement of the water softener unit is subject to ACC approval.
8. **Screen Doors**: Screen doors are not allowed.
9. **Screened Enclosures**: Backyard screened enclosures are permitted with proper approval but must adhere to specific Westchase regulations (e.g., having only white frames and charcoal screening, among other restrictions). See Westchase Guidelines P. 15.