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Nikki Alvarez-Soules, Esq.
Pasco County Clerk & Comptroller

2947 Wainwright Court
New Port Richey, FL 34655

Veterans Villas I Homeowners Association, Inc.
Architectural, Landscaping and Parking Guidelines as Approved by the Board of Directors
April 15, 2025

The following guidelines will govern allowable architectural changes to the villas. Applications for changes MUST BE MADE IN WRITING PRIOR TO CONSTRUCTION as noted.

All application for Architectural Change should be addressed to:
Veterans Villas I Homeowners Association, In.
Board of Directors – Architectural Committee
2947 Wainwright Court
New Port Richey, FL 34655
Via email to veteransvillasmail@yahoo.com
On the website at www.veteransvillas.com using the Phase I tab

Front Patios:
Front patios may not exceed the width of the building line or extend beyond the front building line. The addition of ramps will be allowed in cases of disability.

Back Patios:
Homeowners may have a patio constructed at the back of the villa by a licensed and insured professional contractor. Patios may be constructed of poured concrete, at least four inches thick, or decorative pavers. The patio cannot exceed ten feet in depth from the back wall of the structure and may run the full width of the villa from building line to building line. The ground must be pre-treated for termites, by a professional pest control company, prior to construction of the patio. Access must be maintained for all public utilities, including, but not limited to electric, water, and telecommunications. The homeowner will be responsible for the repair of any pipes, lines, connections, etc. that may be damaged during the excavation process. No temporary "floating" patios, which do not abut the rear wall of the building, will be permitted as they interfere with grounds maintenance. Patios **MAY NOT** be created using mulch, pebbles or any other ground cover even if contained by any material including treated lumber.

Storage Sheds:
One small storage shed per villa, not to exceed four (4) feet high by two and one half (2.5) foot deep by four and one half foot (4.5) wide, is permitted in the back of the villa if it is placed on a poured concrete or paver block patio constructed in compliance with Architectural Guidelines. It shall be placed against the villa and shall not block any windows. If the unit is placed in front of a window, its height cannot exceed two feet. In all cases the unit must be anchored so as not to pose a hazard during high winds.

Florida Rooms/Sunrooms:
Homeowners may have a vinyl room constructed at the back of the villa by a licensed and insured professional contractor. The room must be white and cannot exceed ten feet deep by ten feet wide. A permit must be obtained from Pasco County, plans must be submitted to the Board of Directors and a Certificate of Occupancy must be obtained upon completion. The ground beneath the poured slab, upon which the structure is built, must be pre-treated for termites by a professional pest control company. NO ADDITION may interfere with or obstruct any public utility line, pipe, connection, box or meter for electric, water or telecommunications services of any kind. The structure must have leaders and gutters and a properly pitched roof. The homeowner assumes all responsibility for incidental damage to adjacent villas, common areas or public utility pipes, lines, connections, etc that may occur during or as a result of construction of such structure.

Awnings:
No awnings or canopies of any kind will be permitted.

Hurricane Shutters:
All hurricane shutters will be allowed with the following restrictions:
All permanently affixed hurricane shutters will be allowed. Roll down and accordion shutters must be white. These shutters must be left in the open position except during storm warnings, watches or actual storms. They may be left closed for two days following the storm. This may be extended in times of storm evacuation. Removable storm shutters such as corrugated clear panels, corrugated aluminum, or roll-up storm shades may not be left on the windows except during storm warnings, watches or actual storms and must be removed within two days following the storm. This may be extended in times of storm evacuation. The tracks for the shutters or the grommets for the shades may be left permanently affixed to the structure and must be white or painted to match the wall color of the building. Plywood sheets may be attached to the window frames during storm watches, warnings, actual storms and for up to two days after the storm passes. This may be extended in times of storm evacuation. Storm panels, shades or plywood sheets MAY NOT be left outside the villa when not in use.

Roofs:
Application for Architectural Change must be approved prior to installing a new roof. The roof color and manufacturer selected must be in accordance with the latest guidelines as disseminated by the Homeowners Association and published on the website. Adjoining villas do not have to install new roofs at the same time or use the same manufacturer. At the time of this document, only dimensional shingles are permitted. Those homeowners wishing to install a metal roof may only install one that mimics actual shingles. Additional requirements may have to be met in terms of ensuring no damage will be done to adjoining villas. The color selected must be as close as possible to white/gray or tan colors currently approved for the dimensional shingles. All new roofs require Pasco County permitting.

Doors:
Storm doors may be replaced at the homeowner's discretion. Storm doors must be white. Prime doors may be replaced at the homeowner's discretion. The size of the door must remain the same. The established color of the door must remain the same.

Windows:
Windows may be replaced at the homeowner's discretion. The style must remain as single or double hung windows. Windows that currently sport "grills" must be replaced with new windows with "grills." Sliding windows are not permitted. New windows must be white. County permits may be necessary. Homeowners whose windows have already been replaced with a window style that does not conform to the original style of the building will not have to replace them but they will not be able to install any additional windows not in compliance with these guidelines.

Solartubes:
Solartubes are permitted.

Satellite Dishes:
One satellite dish per unit, affixed to the roof, will be allowed. ONLY HOMEOWNERS WILL BE ALLOWED TO INSTALL A SATELLITE DISH. TENANTS WILL NOT BE ALLOWED TO INSTALL THEIR OWN SATELLITE DISH. Satellite dishes must be installed on the rear section of the roof and should be as inconspicuous as possible from the front of the villa.

Fences:
No fences will be allowed. Decorative handrails may be installed to assist the homeowner in climbing the step to his/her front patio. The handrail may be white or a trim color of the structure.

Exterior Painting:
No change in the color of the structure is allowed, unless in accordance with the documents, all homeowners in a given cluster appeal to the Board and receive approval.

Carports:
No carports are allowed at this time.

Electric Vehicle Charging Stations:
Application for Architectural Change must be approved prior to installing an electric vehicle charging station. The required permit must also be obtained in advance and attached to the application. The charging station must be shielded from view and not pose an eyesore to the community. Ideally, the charging station will be installed on a side wall under the front porch roof when possible. A diagram of the placement of the station, along with specifications and a picture of the station, must also accompany the application. Only homeowners may elect to install an electric vehicle charging station. Tenants ***MAY NOT*** install a charging station. Pasco County requires a "Miscellaneous Electrical Permit". The charging station must also be UL approved, be weatherproof and be contained in such a way as to be waterproof. If the station is installed at ground level, a concrete pad, comparable to one installed for an air conditioner, must also be installed. Homeowners who install, or permit to be installed, an electric vehicle charging station, shall be responsible for all or any damage that may occur as a result of such installation and shall endeavor to ensure that the charging station is maintained properly.

Driveways:
No change in the surfacing of the driveway is permitted. (This includes pavers, painting or blacktop.)

Driveway Usage:
A maximum of two vehicles per parking pad is permitted. No on street parking is permitted overnight in Pasco County. It is no longer necessary to conceal wrapped or lettered vehicles used for work as long as the vehicle is personally tagged for the resident's use and is not a commercial fleet vehicle. There are no limitations on first responder vehicles. However, RVs, motor homes, trailers, golf carts, 4x4s, boats, or personal watercraft are all prohibited from parking in front of the villas. Motorcycles may not be parked on front or back patios.

Drying Facilities:
Changes to the Federal law due to the energy crises now allow drying facilities and supercede Section 21 of the Declaration of Restrictions Covering Veterans Villas. However, the Board of Directors has determined that only "umbrella type" dryers will be allowed when placed close to the back door of the unit. Clotheslines that are strung from tree to tree, house to tree or on poles will be prohibited. Such structures pose a safety hazard to the lawn maintenance crews and will be removed.

Landscaping Guidelines:
Trees:
No fruit trees may be planted.
If a homeowner elects to have a tree removed, the stump must also be removed within 30 days.
Container Gardens/Fountains:
No flower pots are to be placed on the lawn. They must be placed within the flower bed and surrounded by mulch.
No flower pots are to be left empty as they collect water and become breeding grounds for mosquitoes.
Fountains must be placed in the flower bed, not on the lawn, and must be functioning with running water.
Florida Friendly Planting:
Florida friendly landscaping, including xeriscaping and drought tolerant plantings in lieu of sod, is permitted.
Excessive Landscape Planting:
It is not within the purview of the Board of Directors to dictate landscaping style or selection. However, if a homeowner elects to install extensive and maintenance intensive plantings which are deemed to be outside the scope and style of the majority of homes in the community, that homeowner shall be expected to assume the maintenance of those plantings.

The above guidelines were approved by unanimous consent by the Board of Directors of the Veterans Villas I Homeowners Association, Inc. on Tuesday, April 15, 2025

Theresa Ann Torchin
Theresa Ann Torchin, President

April 17, 2025
Date

State of Florida
County of Pasco

SWORN TO and SUBSCRIBED before me by Theresa Ann Torchin as President of VETERANS VILLAS I HOMEOWNERS ASSOCIATION, INC. on behalf of said Corporation this 17th day of April 2025. Theresa Ann Torchin is personally known to me or produced the following identification:

FL Drivers License

Sylvia Griess
Notary Signature

SYLVIA GRIESS
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-23-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 468199

Commission Expires: 2-23-28