

VILLAS OF WESTRIDGE ARCHITECTURAL RULES AND RULES AND REGULATIONS

All homes in the VILLAS OF WESTRIDGE Homeowners Association are to maintain a uniform look. Exteriors must be one of the approved paint colors as approved by the Association Board of Directors. Any request for an architectural change must first be submitted in writing to the Board of Directors for evaluation and approval as set forth in the Restrictive Covenants of the Association. These rules are supplemental to the Restrictive Covenants and may exceed the Restrictive Covenants. Refer to the Restrictive Covenants for additional information. No rule herein shall be inconsistent with the Declaration of Restrictive Covenants.

ARCHITECTURAL RULES OF THE ASSOCIATION

PAINT COLORS

As of January 1, 2015, all current colors of units are "grandfathered in". When a unit is re-painted after January 1, 2015, one of the colors below must be used, depending on the original color of the building to avoid fines.

Paint colors are on file at Sherwin Williams located at 1818 Thomasville Rd., Tallahassee (224-0109). The "Model" unit numbers chosen for each of the colors are as follows:

- Brown - 2280 Sandpiper – SW6088 - Nuthatch
- Green - 2177 Sandpiper – SW6167 – Garden Gate
- Blue - 2157 Sandpiper – SW7075 – Web Gray
- Doors and Trim – Extra White – SW6403-98335 (All Units)

NOTE: Sherwin Williams exterior acrylic latex "SUPERPAINT" (paint grade) with a "SATIN" finish (Sheen)

DOORS – FRONT – METAL OR WOOD

Entrance doors are to be metal or wood, **painted white** in the color identified for VILLAS OF WESTRIDGE for this purpose at Sherwin Williams on Thomasville Road in Tallahassee.

A. WINDOWS AND WINDOW TREATMENTS

All windows are to have metal or vinyl frames and hardware, glass panes with no design over the glass.

All windows treatments facing the street are to have a white backing facing toward the street. White venetian blinds are acceptable.

All windows shall remain uncovered (i.e., no blocking or boarding up windows)

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B. ROOFING

As of January 1, 2015, all current shingle colors and types are “grandfathered in”; at the time the unit is re-roofed, then the color listed below must be used to avoid fines.

Shingles shall be of the same type and color to match the shingles on the roofs as approved by the Board of Directors. The approved type are TAMKO 30-Year Architectural Glass Seal shingles. Shingle Colors:

BROWN BUILDINGS – Rustic Hickory

GREEN OR BLUE BUILDINGS -- Rustic Black

ACC approval requests must spell out brand name, type and color.

C. FENCES

Fences shall be approved by the Board of Directors. All Fences shall be 6-foot wood privacy style.

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RULES OF THE ASSOCIATION

A. FRONT YARD MAINTENANCE/LAWN CARE

The Association shall cut the lawn for each unit. Owners/Tenants shall keep the yard free of debris and other personal items (e.g., chairs, grills, fire pits, automobile, etc.).

Home Owners are responsible for lawn maintenance for the rear of each unit.

B. PETS (Leon County Animal Control Ordinance 11-21, Chapter 4.)

Leon County Animal Control has ordinances related to pets. Dogs may not run freely – they are to be on a leash at all times when not in the confines of the yard or inside of the home. Loose dogs are considered a nuisance, and Animal Control may remove the animal.

Barking dogs are a nuisance under the Animal Control ordinance. Fines may be applied by Animal Control if barking dogs are not controlled. Residents are responsible for contacting Leon County Animal Control to report problems.

Pet waste is a health hazard. Ordinance requires that every pet owner immediately clean up their pet's waste and dispose of the bag properly in their trash can. Residents are responsible for reporting violators to the appropriate City agency.

C. VEHICLES/PARKING City of Tallahassee Code of Ordinances, Part II, Section 20.

All vehicles are to be properly parked in the assigned parking spaces for the unit. No vehicle repairs are permitted at any time. Inoperable cars will be reported to the City of Tallahassee for removal. Car tags must be kept current, expired or missing tags will be considered inoperable and reported to the City of Tallahassee. No vehicles are permitted to make above average noise. Vehicles that are improperly parked, inoperable, or with expired/missing tags that are not corrected after notice to resident will be towed at owner's expense. Vehicles in parking spaces will be reported to the towing company.

Non-passenger cars and trucks are not permitted on the property. No boats, trailers, jet skis, golf carts or all-terrain vehicles are permitted on the property.

Vehicles may be given a notice on the vehicle and then towed 24 hours later.

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D. STORAGE OF PERSONAL ITEMS

Barbeque grills, chairs, home maintenance items, and other personal items are not to be left in front or on the side of the unit. These items must be removed to the back yard and stored promptly following use. Barbeque or fire pits are not allowed. All barbeque grills must be at least 10 feet from any building or structure when in use. Grilling may take place in the front but after usage the grill should be stored in the rear of the unit. Guests should remain on the homeowners' property hosting the party. Parties should not spill over to your neighbor's yard.

E. MAIL BOX KEYS

Mail box keys are the property of the owner of the unit. Lost keys are the sole responsibility of the owner. Contact the Postal Service for information on obtaining a replacement key and cost of same.

F. TRASH/DUMPSTER/LEAF BAGS, PLANT AND TREE TRIMMINGS

All household trash must be bagged and thrown into the dumpster. Trash may never be stored on the front porch or yard. Discarded leaves shall be placed in leaf bags and the bags shall be tightly closed. Place bags inside of dumpster.

Tree trimmings, branches, etc., must be taken to the dump. Do not leave these items at the dumpster. Do not throw cuttings or debris into the common areas as they will be not removed.

G. DISCARDED HOUSEHOLD ITEMS

Any discarded household item must be taken to the dump. These items are not to be left at the dumpster. Do not discard these types of items by placing them in the common area outside of your yard as they will not be removed and a fine may result.

H. VANDALISM AND IMPROPER BEHAVIOR

Vandalism and improper behavior will be reported to law enforcement. No graffiti, damage to property, foul language, nudity, or other unacceptable behavior as determined by the Board of Directors will be tolerated and fines will result.