

Gull Aire Village Association, Inc. (GAVA)

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ARCHITECTURAL COMMITTEE GUIDELINES

The Architectural Committee (A/C) guidelines are intended to maintain the quality, appearance and protect the values of all Gull Aire Village properties. Approval by the GAVA A/C or the GAVA Board of Directors (BOD) is required for all changes, as specified in these guidelines to the exterior of all Gull Aire Village homes and properties.

These guidelines are not to be considered exclusive nor override any existing deed restrictions or covenants of Gull Aire Village. Nor do these guidelines superimpose any existing requirements for the City of Oldsmar.

Owners who propose to change the exterior of their home or property, must submit an application for the proposed change to the A/C. Application forms are available in the clubhouse by the bulletin boards. Homeowners whose applications have been denied by the A/C have the right to appeal to the BOD.

All applications must be reviewed and a decision mailed to the homeowner by no later than 30 days from the date of receipt of the application. If the committee or BOD fail to respond to the homeowner within 30 days from the date the application was received by the committee, it will be considered approved.

After approval of the application, the homeowner is responsible to seek all necessary permits (and variances if necessary) from the City of Oldsmar. A copy of all permits must be submitted to the office prior to the commencement of the project. The original permit must be posted at the job site.

Following are a list of changes and additions where **the application and approval is not required**.

1. LANDSCAPING PURPOSES ONLY: You can use gravel, mulch, stone and pavers on property for landscaping purposes as long as it is not used for parking. A border is required to keep material in place.
2. Planting shrubs, trees (except citrus in front and street side yards), plants or flowers.
3. Decorative concrete borders.

Following are restrictions for those items where **the application and approval is required.**

FENCES:

Fences must be picket style, constructed of white PVC material. Fence may not exceed 48" in height. Sides of fence may not exceed the rear width of the home and the rear fence must not extend beyond the back property line. Fencing on side or front yards is prohibited. No fencing can restrict access to utility easements or right of way.

SCREENS/PARTITIONS:

All screens and/or partitions must be constructed of white PVC lattice and must meet the following criteria:

- ~ Cannot be used to hide merchandise that is used for business venture.
- ~ When used to conceal air conditioning unit, cannot exceed height of the unit and cannot attach to any walls to create a fenced in area.
- ~ Cannot be erected if such screen or partition will obstruct the view of retention ponds, wetland areas, or natural wooded areas of adjoining neighbors.
- ~ Cannot be solid wall-like structures used as privacy screens.
- ~ Can be used to hide unsightly materials (i.e. garbage can or recycle bin) from the street.
- ~ Must be kept clean and free of mold.

LATTICE:

Lattice made from white vinyl or white PVC material may be used for the purpose of landscaping as long as they meet the following criteria:

- ~ May not attach to the house or be used as an enclosure of any kind.
- ~ Must be kept clean and free of mold.

Lattice made from white PVC material may be used for the purpose of carport décor or to shield garbage cans from view. Other possibilities will be considered by the Architectural Committee as well.

Brown lattice of any kind is prohibited.

TRELLISES

- ~ Must be installed in interior side yards and back yards. Back yard trellis may not exceed beyond the back property line.

- ~ Installation in street side yards and front yards is not permitted.
- ~ Must be used to support and display climbing plants.
- ~ A single trellis must be no larger than a 4 X 8 foot white PVC lattice sheet, supported by 2 - 4" X 4" pressure treated posts, each covered with a white PVC sleeve and cap. The lattice sheet must be installed so that the top of the trellis is no more than 5 feet above grade. The height of the posts that support the trellis must be no more than 5 ½ feet above grade. Other supporting posts will be considered by the A/C.
- ~ No more than 2 - 8 foot long trellises, as constructed according to the specification above, installed in a straight line parallel to a side or rear lot line, are permitted.
- ~ If 2 - 8 foot trellises are installed in a straight line, they must be separated by at least 8 feet.
- ~ Other shapes, smaller sizes and arrangements will be considered by the A/C.

HANDICAP RAMPS:

Handicap ramps may not infringe on the existing property set-backs. They also may not restrict, impede, hinder, obstruct or be in conflict with a neighbor on all sides of the proposed ramp. If constructed of wood, the ramp must be painted or stained to be harmonious with the color of the homeowner's dwelling. The painting of ramps constructed of stainless steel, aluminum or galvanized steel is not required.

The initial installation of a handicap ramp meeting the above requirements will be approved on the basis of an objective and verifiable disability. At the time when the disabled person no longer lives in the home, the removal of an approved ramp will be at the discretion of the home owner. Ramps not meeting these architectural guidelines and which are grandfathered will be permitted to remain in place until a proposed purchase of the home.

New buyers who wish to retain the handicap ramp must submit a request to the Architectural Committee within 30 days of purchase. Such requests will be approved on the basis of an objective and verifiable disability. If no request is submitted by the buyer, the buyer is required to remove the non-conforming ramp within 30 days of closing.

ADDITIONAL PARKING PADS OR NEW DRIVEWAYS

You must use pavers, concrete or asphalt, pending city permit and/or Gull Aire Village set back rules. No gravel is permitted.

OTHER CHANGES/ ADDITIONS:

Any decks, sheds, screen rooms, porches, steps, garages or other improvements may not infringe on the existing property set-backs. They also may not restrict, impede, hinder, obstruct or be in conflict with a neighbor on all sides of proposed improvements. Per City of Oldsmar: Sheds greater than 200 sq. feet require a building permit and must be placed at least 5 feet from property lines and any other existing structures in the yard.

All improvements constructed of wood must be consistent in structure with the homeowner's existing dwelling and must be painted or stained to be harmonious with the color of said existing dwelling.

All approved structures must be anchored.

No citrus trees in front or street side yards.

EXTERIOR PAINTING

Color chips must be provided for all requests even if colors are not changing. This includes painting siding, shutters, guttering, awnings, exterior doors, and driveways.

Changes in the exterior siding and paint or stain color of residence or driveway must be harmonious with the surrounding neighborhood.

SKIRTING ON MANUFACTURED HOMES

All updates or new skirting must be approved by the Architectural Committee. Please submit description of skirting material (i.e. lattice, vinyl, etc.) along with color chip of skirting.

All skirting must be secured to hold skirting in place.

Skirting must be harmonious with the color of the existing dwelling.

WINDOWS/ EXTEERIOR DOORS/ ROOFS

An application is required for all window, exterior door replacements, and roofs.

Also see guidelines attached from the City of Oldsmar.

GAVA BOARD OF DIRECTORS

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