

ARCHITECTURAL COMMITTEE GUIDELINES

1. All requests submitted to Board of Directors to be diverted to Committee.
2. Committee has the authority to approve or deny any requests.
3. Homeowners whose request has been denied has the right to appeal to the Board.
4. All requests must be on a form which asks for the following:
 - a. Plot plan (including position of home on lot)
 - b. Sketches of additions/changes
 - c. A written description of exactly what they want to do.
 - d. Description of materials to be used including style, color, etc.
 - e. Proposed construction timetable (with proposed completion date)
5. All requests must be reviewed and a decision mailed to the homeowner by no later than 30 days from the date of receipt of the request.
6. Once the Committee approves a project, the homeowner is responsible to seek all necessary permits (and variance 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.

FENCES:

All requests for fencing must be submitted to the Architectural Committee.

The only fences approved are picket style constructed of white PVC material. They may not exceed 48" in height and may not exceed the width of the home and the rear fence must be set inside the property line by one foot or more. Fencing in side or front yards is prohibited. No fencing can restrict access to utility easements or right of way.

IMPROVEMENTS:

All requests for improvements must be submitted to the Architectural Committee.

Any decks, sheds, screen rooms, or other additions may not infringe on the existing property set-backs. It also may not restrict, impede, hinder, obstruct or be in conflict with a neighbor on all sides of proposed improvements.

All improvements must be consistent in color or structure with homeowner's existing dwelling.

All approved structures must be anchored.

SCREENS / PARTITIONS:

All screens and/or partitions must be constructed of white lattice or white PVC materials 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 skirting the home and does not require Architectural Committee approval.

All other requests for the use of lattice must be submitted to the Architectural Committee.

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 vinyl or 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.

Notwithstanding these guidelines, the type of structure to be erected, the purpose of such a structure whether called a fence or improvement, the type of materials to be used, and the placement of such structure, fence or improvement still need to be reviewed and approved by the Architectural Committee. 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.

The Committee will respond to all requests in writing and a copy of the request and letter will be kept on files both in the office and with the committee.

Should the committee fail to respond to submitted request within 30 days from the date received by the committee, it will be considered approved.

Note:

Architectural Committee members change from time to time. Check with Board of Directors or office administrator to find out names of current members.