

**VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC**  
**ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee (ARC) has been established by the Villa Paradiso (VP) Board of Directors to encourage and promote residence adherence to the Master Declaration of Covenants (referenced throughout this document). The Covenants are issued to owners at the time of purchase of their property. All residents are strongly encouraged to familiarize themselves with the terms of the Covenants. All documents can be accessed by logging on to [www.venetiacomunity.com](http://www.venetiacomunity.com) and selecting "Covenants and Rules" then "Villa Paradiso Covenants".

**IMPORTANT FOR RENTERS:** Owners are personally responsible for compliance hence if you have renters, it is your responsibility that our Management Company and the Board of Directors have received all rental documentation. Renters must sign an acknowledgement stating they have received a copy of this and other pertinent documents and agree to abide by the below. Please print this document and post in a visible location for reference purposes should you have visitors.

Any damages that have affected your villa needs to be brought to the attention of the ARC committee to protect the community along with your Villa neighbor. Examples are Water, fire, termite, or rodent damage

The following is a brief representation of the Covenants and is not intended to be all inclusive.

Generally, all structural or architectural modifications to the exterior of the property will require advance approval of the Architectural Review Committee (ARC) for Villa Paradiso. Owners must complete the Architectural request form and forward to the address listed (ask a committee member for a copy or this form is also available on the Venetia Community site.

1. **Any requests for replacements, changes or additions to the outside of a villa must be approved (using the above referenced form) as outlined by the ARC prior to the beginning of construction (Article V, Sec 1C).**

**Examples of changes include, but are not limited to,**

- a. Roof. Your roof is critical to both your and your neighbor's safety and to maintain your property's value. Villa Paradiso has strict requirements related to roofs. Prior to any roofing project, the owner must notify their wall-mate and a Project Form must be submitted to the Architectural Committee outlining the work to be done, detailing information on your contractor including license number and liability insurance. The community has selected Kaufman as the primary contractor for roof replacement. You will see many new roofs replaced by Kaufman; they are very familiar with our roofs and the various areas that need special attention. The Committee also maintains a list of vendors to ensure that owners are not taken advantage of "fly by night" roofers which is a common problem in Florida. Proper roof replacement and maintenance is one of the most costly but critical investments you can make to your villa. Consequently, roof replacements and major maintenance is not a do-it-yourself project but must be done by a professional roofer since roofs are "merged" between villas and poor roof installation or maintenance can affect the attached neighbor's property. Without exception, roof replacement must adhere to Florida State codes and standards – only specific tiles may be used including the tile vendor, color, style, and material; underlayment must comply with Florida codes, and all roof replacement or repair must adhere to current Florida Hurricane codes for specific evacuation zones. Sarasota County inspection must take place during the project with a copy of the certificate sent to the Architectural Review Committee. Minor roof repair for a broken tile may be done but replacement tiles must meet the above standards and tiles cannot be painted, etc.
- b. Roof cleaning is paid by the owner but is coordinated by the HOA on a regular basis, typically every 2 to 3 years which ensures that roofs are consistently cleaned. The Architectural Committee will recommend vendors to the Board.
- c. Screen doors, lanai screening, window replacement, skylights, solar energy collection, exterior lighting,
- d. Hurricane/storm shutters, additions/replacement of gutters,
- e. replacement of, or request for extension, of pavers.

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2. **Shared Firewall:** Due to the shared firewall and roof, all villa owners must notify the ARC, via the Architectural request form, of any plans for structural renovations within their villa (changes or removal of walls, attics, etc.). This is necessary to ensure that these renovations are not impacting the structural integrity of both villas.
3. **Maintenance:** It is the responsibility of owners to ensure that their property exterior is maintained in a pristine condition to protect the continued value of our villas and community. As such:
  - a. **Pavers:** All pavers (driveways, sidewalks to entry doors, and any other surrounding pavers should be regularly power washed to ensure the absence of mold. Shady areas will especially be a target for unsightly mold and will need owners' attention more often than sunny locations.
  - b. **Painting:** Painting the exterior of your villa is the owners' cost, however Villa Paradiso will coordinate the timing and contracting of all villa exterior painting as needed to ensure consistency of paint color and the required quality in Florida's tropical environment; this will also keep owners' costs as reasonable as possible. Occasional touch-ups are not unusual. Any painting other than simple touch-up should never take place without first contacting the Architectural Review Committee. ONLY the following paint is allowed to be used on villas including garage doors:  
**\*Exterior Paint:** *Sherwin-Williams 2081 Grecian Ivory Architectural Exterior Acrylic Flat Latex*. To maintain consistency and quality, the use of any other paint or manufacturer is not acceptable. If the owner attempts to use another brand or color, they will be required to repaint.
4. **Exterior Items:**
  - a. **Garage doors:** Garage doors will generally remain completely closed at all times except for ingress and egress or for garage cleaning. Leaving garage doors "cracked" open is NOT recommended due to Florida's abundance of rodents, snakes, and other pests who love an inside environment that may be warmer or cooler.
  - b. **Patio umbrellas:** Patio umbrellas are permitted with ARC approval. Umbrellas must be solid green in color, be secured inside your garage when not being utilized and should not be left out when the homeowner is away from the property and should be placed only on secure paved areas and only near the middle to back of your villa. Any damage to a neighbor's villa will be the responsibility of the owner of the umbrella.
  - c. **Flags:** Flags need approval from villa wall mate if placed between villa garage area. Decorative garden flags should remain in your garden area, not visible from the street. **Decorations:** Personal outdoor decorations should be placed only in the garden area next to your villa, out of view from the street.
  - d. **Grilling:** Sarasota Fire Codes must be followed. Grilling must take place at least 10 feet away from a structure. Homeowners must never grill inside the garage due to fire hazard to your, and your neighbor's, villa.
  - e. **Satellite dishes:** (placement on building and size not to exceed eighteen inches) must be approved (Art XIV, Sec 7) prior to installation by submitting the ARC request form.
5. **Pets:**
  - a. Dog waste should always be cleaned up and bagged regardless of wherever in Venetia the event takes place, including homeowners' property.
  - b. No fences, dog runs, or animal pens are allowed on homeowners' property.
6. **Rodents/Pests:** Residents who experience rodent or other
7. issues in their attic (rats, squirrels, raccoons, etc.) need to immediately refer to their personal pest control contractor. Owners must take action on pests as they can cross over into your villa-mate's property.
8. **Storm Season Preparation and Equipment:**
  - a. **Storm Shutters:** Storm shutters can be closed, per the following guidelines, for hurricane season beginning June 1 through November 30 unless an exceptional storm takes place necessitating closure.

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- b. Shutter Style: Various forms of hurricane/wind protection are available. Approval of various types of hurricane shutters and their materials is dependent on the ARC review and approval process.
- c. Usage: Externally mounted hurricane/wind protection can be closed whenever a named storm is located in the Atlantic Ocean or Caribbean Basins. All exterior mounted hurricane/windstorm protection must be removed or retracted within 7 days from when the named storm has either exited north of the state of Florida or has been downgraded to a tropical depression. By way of further limitation, all street-facing hurricane/windstorm protection is to be used only during, and for, the above stated periods and purposes and may not be used as a form of security protection. ARC-approved coverings which are located on the rear sides and back of the structure may remain closed during the hurricane season.
- d. Storm Preparation: During storm season, seasonal residents (or any resident not residing on-site for an extended period of time) will ensure that all pots (planted or empty), furniture, tools, or any decorative items attached to a structure are removed and secured inside. Left outside during a storm these items become missiles and cause damage to your, or a neighbor's, villa.
- 9. Gutters & Down Spouts: Replacement or addition of gutters and downspouts requires prior approval from the ARC and must be presented to ARC prior to commencement of any work. To set a Common theme amongst Villas, we have established specific design criteria to ensure that an additional gutter installed by one villa does not negatively impact the partner villa.
  - a. Gutter (Above Garage Door): Garage gutter addition criteria is as follows:
    - a. Gutter Connection: Each set of Villa's has one garage that protrudes (approx. 2 ft.) forward with the forward garage having the roof sloped for this area. The Villa that is the forward Villa would be responsible for the protruded area.
    - b. Mounting: The Gutter will be secured to the face board and permanently mounted to the matching gutter which exists along the side of the house.
    - c. Down Spouts: Additional down spouts will not be installed for this new gutter since there is an existing down spout on the side gutter within 8 ft of the corner.
- 10. **Generators**; no in-ground or permanent generators are permitted. Only portable generators will be approved that comply as indicated:
  - a. Size: The portable generator (not to exceed 8,000 running watts ) must be registered with the Board of Directors; must be in good working order, and the owner must be fully knowledgeable of maintenance, use, and storage and required to comply with all community and county policies and restrictions.
  - b. Fuel: The preferred fuel is Propane because propane is easier and safer to store than gasoline. If gasoline is used, the fuel capacity is not to exceed 10 gallons. The generator should be stored with less than ½ tank of fuel when not in use.
  - c. Responsibility: The owner of the portable generator takes full responsibility for proper maintenance, usage, and storage of the unit and fuel and is fully liable for the cost and resolution of any damages to other properties. A responsible party must be present whenever the generator is in operation. Villa Paradiso assumes no liability for portable generators, nor does it inspect or approve the installation of portable generators.
  - d. Usage of: The generator should only be operated when there is a loss of power from FPL. Monitoring the restoration of power from FPL is up to the generator owner. The exception would be for short periods of time for testing purposes.
  - e. Hours of Operation: During an outage generators may only be operated between the hours of 8am and 10pm unless specifically approved by the Board of Directors.  
Exceptions would typically be granted for medical reasons.
  - f. Storage: Generators must be stored out of sight (i.e. in a garage) when not in use.
  - g. Ventilation: Generator must be properly vented when in operation (outside of garage).

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**11. Miscellaneous:**

- a. Window air conditioners are not permitted,
- b. No aluminum foil or other reflective film is allowed in windows or garage doors.