

VILLA VIVACI NEIGHBORHOOD ASSOCIATION, INC. (VVNA)

ARC/Grounds Committee Guidelines for Review Article XIII And Restrictions Article XIV Governed by Covenants and By-Laws

Below is an overview of Architectural Guidelines that were previously established and distributed by the Villa Vivaci Neighborhood Association Board of Directors. These guidelines were established by the board to provide clarification as to what is allowed and ensure uniformity throughout our beautiful community. The purpose of this document is to provide homeowners with a set of guidelines that should be applied when considering a situation that exists or is planned, and to provide a set of guidelines to the VVNA ARC and the board when considering approval of requests or to assess an existing situation. **Any additions or revisions to existing property must be identified in detail by completion of either a VVNA Architectural Variance Request form or a VVNA Landscaping/Irrigation Request form depending on the type of request and approved by the ARC/Grounds Committee and the VVNA Board.**

As a member of the Villa Vivaci Neighborhood Association, it is each homeowners responsibility to maintain and follow VVNA community standards to ensure consistency throughout the neighborhood. Larger projects such as new window installation, replacing an air conditioning unit, hurricane shutter installation, a lanai enclosure, etc. must be done by a licensed contractor as required by the State of Florida and a Sarasota County Building Permit may also be required. VVNA homeowners are required to work with a licensed/insured contractor for these types of projects and obtain any required building permits. (For reference, guidelines are posted on the website as to when a Sarasota County building permit is needed.)

VVNA GUIDELINES

Border Edging

Installation along either or both sides of the walkway, from garage to front door is acceptable.

Edging should be approximately 2-3 inches in width and no more than approximately 4 inches in height as measured at the ground surface. The edging color should match as near as possible to the sidewalk pavers, but if that is not possible, they shall be inconspicuous, dark in color and not bright such as white or yellow, etc.

Edging should not be installed around flowerbeds or on either side of the driveway including the island, which separates both villas.

Decorations

Decorative urns or sculptures are permitted if located only in the area of the front door, the 3 foot x 8 foot rectangular surface adjoining the sidewalk or on the rear patio if installed. They are limited to approximately 30 inches in height, and 2 to 3 in number at both the front or rear of the villa location. Potted flowers are permitted as above, but with a limitation of the container being approximately 16 inches in height. They are to be removed when the homeowner departs at the end of the season or for an extended period of time, or in the event of severe weather.

Garage Doors and Screens

Garage doors are to be generally closed at all times, except for ingress and egress or if working within the area. Garage door screens will not be permitted by the ARC

Ground Lighting

The light housing should be black, chrome or copper in color, but black is preferable. The light housing should not exceed approximately 16 inches in height as measured at the ground surface. The spacing between each light should be no less than 6 ft. along side of the walkway. The lights may be installed that point up reflecting off the villa wall structure.

Hose Storage

The hose may be stowed in a storage container, curled on the ground, on a roller or on a hanging bib (bib attached to the villa side and no more than approximately 24 inches in height from the ground surface). The storage should be as inconspicuous as possible (e.g. boxed in with bushes on each side.)

Hurricane Protection

Various forms of hurricane/wind protection are available. Externally mounted systems can be installed whenever a named storm is located in the Atlantic or Caribbean Basins. All exterior mounted systems 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.

Hurricane/wind protection is to be used only during the above stated periods and purposes and may not be used as a form of security.

Lounge Chairs, Wrought Iron Chairs/Tables, Cooking Grills

Lounge chairs, wrought iron chairs/tables and cooking grills are permitted to be placed on the 3 ft. X 8 ft. rectangular surface adjoining the sidewalk at the villa front door or on the patio at the rear of the villa if so constructed.

Planting of Annual Flowers

Planting of annual flowers are permitted in the front, side and rear of property without ARC/Grounds approval. It is the responsibility of the homeowner for the care of any flowers planted and removal of any dead plants/flowers.

Planting or Removal of Shrubs/Trees

Planting or removal of any shrubs or trees requires approval from the ARC/Grounds Committee. A Landscape/Irrigation request form should be completed and submitted for these requests. Shrubs and trees may only be removed if they are diseased, dead or dying, or for safety reasons. Replacement shrubs/trees must be approved and consistent with overall community standards.

Porch Screen and/or Doors, Gutters, Patios

Addition of porch entry enclosure screens and/or door, gutters and patio are permitted. The porch entry screen must be bronze in color.

Self Pruning and Trimming

Maintenance (Pruning and Trimming) by the homeowner is allowed as long as each of the conditional requirements which were identified in a mailing to each homeowner on June 22, 2005 are followed. The subject of the communication was "Pruning and/or Trimming of Bushes and Trees".

Satellite Dishes

Satellite dishes of up to approximately 18 inches may be installed with approval as to placement on the property to limit its visibility as much as possible.