

Valley Wood Homeowners Association Architectural and Landscaping Document

Exterior changes or modifications of any type shall NOT be made to any Villa or Lot until the plans have been submitted to and approved by both the Architectural Review Committee (ARC) and the Valley Wood Board of Directors (BOD). This includes, but is not limited to doors, storm doors, windows, carports, driveways, sidewalks, patios, lanais and landscape AND Satellite Dishes.

You may print the Architectural Review Form from the Valley Wood tab, under Forms, on www.tallpinesnpr.com. The form must be legibly filled out and submitted with all required/pertinent/ relevant documents, including a plot plan, to Jerry Jaskierny. Additionally, if you hire a contractor, you will need to supply complete details of your quote, their Certificate of Insurance, and a plot plan for your project.

The current ARC members are: Senior Member Jerry Jaskierny 727-807-3513 and BOD Director Jill Bell at 518-725-6407 or vwjillbell@gmail.com.

RULES

1. Each lot, unit, or parcel owner/trust shall maintain in good condition and repair all improvements on his or her lot, including but not limited to landscaping, sod, asphalt and cement driveway spaces, sidewalks, carports, gutters, downspouts, and front and rear patios.
2. Each lot, unit, or parcel owner must have and maintain and replace sod grass on all sides. Gravel, decorative stone, or white crushed shells, and mulch are not permitted, except in garden areas. Mulch is allowed along the side of an end unit, to prevent dirt from splashing onto the stucco, not to exceed 24 inches deep. There must be a border to prevent movement of these items onto the grass.
3. Each lot, unit, or parcel owner shall maintain his or her landscaping, to include the lawn area, flower gardens and shrub and bush area, to present a neat and orderly appearance. The planting of trees and the planting of cacti is not permitted, but both are grandfathered. Any improvements to the lot require submission of an Architectural Review Form to the ARC, with approval by both the Valley Wood BOD and the ARC. The Valley Wood HOA does not assume any responsibility to maintain any approved landscaping.
4. All plants and trees must be kept trimmed to one foot away from the villa or shed, and one foot below the soffit. Plants and trees are not to be growing onto any part of the villa, carport, shed, gutters, downspouts, roof, etc. Plantings are not to be taller than 7 feet at any time, with the exception of established trees. Owners are responsible for maintaining any plantings on their lot that are not original too Tall Pines.
5. Flowers, herbs, and grasses which grow to 5 feet or less, may be planted in an existing garden bed, without approval. Weeding and mulch/stone must be maintained by the owner in existing garden beds. No fences can be installed around garden beds. Plantings such as peppermint will discourage the plants being eaten.
6. No owner, renter, or resident may maintain, treat, landscape, sod or place any sign or advertisement on any part of the Common Areas without prior written consent of the parent Tall Pines Homeowners Association. Common areas are property of Tall Pines Community Master Association.
7. Nothing may be attached, fastened, applied, placed on, or grown on to any gutter, downspout or roof of the villas or carports. That includes but is not limited to, satellite dishes, antennas, vents, lights*, solar panels, artwork, ornamentation. *Christmas Lights are permitted from Thanksgiving to January 7th but not on roofs.
8. Solar tubes and skylights are prohibited. Those present before the revision of the 2017 ARC Document are grandfathered.

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9. A roof leak not caused by storm damage or personal new construction should be reported to the ARC and will be dealt with by the Valley Wood HOA BOD.
10. Shutters are allowed if they are symmetrical (end + end or middle + middle) on the quad and must be painted in the designated trim color. This requires cooperation with another owner in your quad. The style and size must match those previously approved in Valley Wood. Application to, and approval by ARC and Board is required by both owners.
11. Exterior wall ornaments, art, graphics, etc. are allowed on the recessed front door area where they must be small, i.e., house numbers, wreaths, small art, larger wall décor may be placed on the front, side, or back stucco wall of an owner's villa after ARC approval is obtained. Ornamentation fixed before this revision of the 2017 Architectural & Landscaping Document is grandfathered.
12. Signs of any kind are prohibited in any window, on any property structure, or lot, except for (1) FOR SALE or FOR RENT sign, not to exceed 36" x 24", placed in the lawn.
13. No tents, tarps, pergola, canopy, Sun Sail, outdoor curtains or similar may be erected or placed anywhere on a lot. The only exceptions are round or square Market Umbrellas, which must be secured by a heavy cast iron umbrella stand, free-standing or within an outdoor table. A one-day event tent is allowed and requires prior ARC approval.
14. No shed, shack, barn, cabinet, shelf, storage box or other similar item, other than a second carport, may be placed or erected anywhere on a lot. A second carport needs ARC approval.
15. Satellite dishes are not allowed in the front of any villa, either attached or free standing. Satellite dishes are not allowed on or mounted to the side of any front roof. In the back yard, it may be free-standing or attached, but not to the roof, and may not hang over an adjacent roof or property. They may be attached to the side if a villa, unless the side is parallel to LaQuinta Dr. or Millriver Dr. with ARC approval.
16. All 4 units of a quad must have matching door and trim color. Storm doors must be white, or bronze, and are permitted with ARC and Board approval. Storm doors that are installed must match the color and style of the majority of the quad. The inside white door style may be different.
17. Cement driveways and sidewalks, may be painted or coated only in an approved shade of Gray. The adjacent half of the driveway, and attached sidewalks, must match, and be painted at the same time. This involves approaching your neighbor to participate in the project. Both parties must submit to the ARC for approval.
18. Accidental damage to, or vandalism of carport or attached storage shed must be replaced or repaired in a timely and professional manner and must match the existing material, solely at the Owner's expense.
19. The exterior of the villas (stucco, wood or Hardie siding planks, metal, vinyl and trim, gutters, downspouts, doors, windows, fascia, soffit, exterior ceiling, etc.) must be kept in clean, rust free, tidy condition, solely at the owner's expense.
20. Periodic painting of villas and trim by professionals is funded by HOA dues deposited into the Painting Reserve. Periodic painting is scheduled at the discretion of the Board of Directors

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21. Carport sides and poles will be soft washed by a professional every 2 years, as long as there is adequate money in the Maintenance Fund. The ceiling is not included. Power washing the ceiling is not advised.
22. The State of Florida requires that replaced windows and sliders be constructed of hurricane-proof glass. Replacement front kitchen window must be 8/8 lites, front bedroom #2 must be 6/6 lites. The side and back windows may be 2/2 or 1/1 lites if preferred. All windows must have a bronze exterior. The interior color is by choice. No sliding windows are allowed. ARC approval required. Pasco County Building Permit, proof of vender's and installer's (if different) insurance, and post-installation inspection by Pasco County is also required.
23. All roof and carport gutters and downspouts were not part of the original buildings and are therefore the responsibility of the current homeowner. Damaged or clogged gutters and downspouts can cause damage to existing roofs. Owners must maintain gutters and downspouts. Gutters and downspouts must match the background color. FYI: The Valley Wood HOA will have front and back gutters and downspouts cleaned in the late Spring, as long as there is a funded Maintenance Fund. If an owner receives a Violation Notice for gutter cleaning during the subsequent months, the additional required cleaning is the homeowner's responsibility. The HOA may remove gutters at the homeowner's expense.
24. Lanai extensions may be approved by the ARC and Board provided they are no wider than the existing lanai dimensions, and are bronze in color, with a dark screen and a bronze door. ARC review form, complete with Plot Plan is required. Lanai roof leaks and periodic painting when fading occurs are solely the homeowner's responsibility. An outdoor light may be attached to the Lanai. The ARC will approve the light, paint type and paint color. Tents, awnings, umbrellas, etc. may not be attached to the Lanai.
25. All villas must have their villa number on the shed door, at least 4" High, in a black. This is an Emergency Services requirement. Consistency here is an important safety measure.
26. A motion detector light may be attached to the shed. A licensed, certified electrician must be used. Submit an ARC form for approval. Solar or battery operated lights do not need approval as there is no electricity to them.
27. A one-two foot extension to the back of sheds, built of matching materials, ARC approval is needed.
28. Only an outdoor Air Conditioner Unit is allowed. It should be installed on a concrete slab. A three-sided white vinyl vented A/C unit enclosure is permitted to enclose the unit. End unit villa owners may move their A/C unit from their back yard to their side yard. Window units are not allowed.
29. Trash cans must be stored in the shed or behind the shed, out of sight, and replaced ASAP after trash pick-up.
30. Bicycles and grills must be stored in the backyard. Storage of these in front of any villa is prohibited.
31. The front of your villa must have a neat and tidy appearance, consistent with the neighborhood. Storage of, but not limited to, toys, equipment, garden supplies, etc. is prohibited in the front of all villas.

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EXTERIOR ARCHITECTURAL ALLOWANCES BY UNIT

Interior Unit (Douglas) Allowances

1. Patio blocks or landscape are allowed in front of Kitchen or Bedroom #2, but no more than 6'6" out. Your plan must be approved by the ARC and Board.
2. Landscape in front of Bedroom #2 must be approved by ARC and the Board
3. Back yard Patios and Lanais must be approved by the ARC and the Board
4. Small decorations (wreath, house #) are allowed on the recessed front door area without approval

End Unit (Monterey) Allowances

1. No Patios or Patio furniture allowed in front of Bedroom #2 on end units
2. Patios are allowed in front of Kitchen window up to 6'6" out. Your plan must be submitted by ARC & Board. The area in front of this patio must be grass, unless otherwise approved by the ARC and Board
3. Back yard Patios and Lanais must be approved by the ARC and the Board
4. No attached or hanging decorations are allowed on the side, front, or front bedroom area of the Monterey