

## VILLA SERIES – ALC Guidelines

**The cost of all Villa repairs caused by a homeowner's added item is the financial responsibility of the homeowner.**

The following is a listing of what homeowners purchasing a Villa residence will be able to do and items that homeowners specifically will not be able to do:

### **SPECIFICALLY NOT ALLOWED:**

- No Additional Yard Plants
  - Landscaping is taken care of by the HOA Contractors Maintenance Firm & covered under the additional monthly HOA fee
- No Additional Drip System from side faucet to pots
- No Fireplaces
- No Hanging Hammocks
- No Hanging Pots
- No Hose Pots
  - If garden hose is used to wash car or for any other reason it must be stored in the garage after use
- No Hot Tubs
- No Low Density Lights & No Motion Detector Lights
- No Pots/Planters in Yard
- No Solar Panels
- No Yard Art
- Convert Rear Courtyard surface to all concrete (55A & 55C only)

### **Optional items that may be added at Villa build time only**

- Solar Tube(s)

### **Homeowners will be able to install the following:**

#### **ALC Minor Permit & Fee of \$10.00 Required before installation**

- Bird Deterrents
- Concrete Coating
  - At back of house and entry way (Harmonious Color)
- Front Courtyard Furniture
  - Near Front Door
- Flag Bracket/Flag
  - Will be allowed, however it is the responsibility of the homeowner to repair any damages that may happen
- Free standing art on back patio
- Pavers on Back Patio
  - Since driveways are shared (double) this may not be allowable in front of house
- Pots on back patio and in alcove at front door
- Rear Courtyard surface revision
  - May be all pavers, granite, or artificial grass.
- Roll Down Shades
- Security Door
- Sun Screens
  - Allowed on all windows

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- Brown Only (80%) - Not Black
- To add a patio extension, the entire patio and the extension must be all pavers (43B only)
- The patio extension can go out no further than the barbecue pad and no wider than existing patio
- TV no more than 40" wide screen
- Wall Art
  - Near front door and at back of house

### **Optional items that require an ALC permit but NO FEE**

- Satellite Dish
  - Homes have been pre-wired
  - Must be placed on roof at back of home only (includes both North & South facing units) according to where they are pre-wired. Alternate location will be considered if pre-wired location does not work.
  - May not be placed on the ground
- Key lock boxes mounted near front door

### **Homeowners will be able to install the following:**

**No Permit or Fee Required** -- (If a form is received just scan as usual)

- Portable/Free Standing BBQ
- Patio furniture on back patio

### **Note:**

**Any damage caused by the homeowner installed items must be repaired by the homeowner at their expense.**

*This description is subject to corrections, additions, and modifications as we learn more about the Villa's.*