

WEDGEWOOD TENNIS VILLAS ACC ALTERATION APPLICATION

DATE SUBMITTED: _____ DATE RECEIVED BY ACC : _____

OWNERS NAME: _____

OWNERS SIGNATURE: _____

ADDRESS OF ALTERATION: _____ LOT # _____

HOME ADDRESS IF DIFFERENT FROM ABOVE: _____

_____ CONTACT PHONE # _____

Describe in detail type of alteration and materials to be used: _____

(If more space is required, please use back of form)

An application requesting approval for any alteration which occurs outside the exterior wall of the building must be accompanied by: A sketch indication on your lot survey for location, size, and type of construction. Other pertinent information as may be necessary.

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alteration or improvements. The Architectural Control Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance with the County or City Code requirements.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume responsibility for the repair, maintenance or replacement of any such change, alteration or addition. It is understood and agreed that the Wedgewood Tennis Villas Homeowner's Association is not required to take any action to repair, replace or maintain any such approved change, alteration or addition, or any structure or any other property. The homeowner and its assigns assume all responsibility and cost for any addition or change and its future upkeep and maintenance.

A denial may be appealed to the Board of Directors in writing or in person.

DATE ACTION TAKEN BY ACC: _____

ACTION TAKEN BY ACC: _____ APPROVED _____ NOT APPROVED

EXPLANATION FOR DENIAL: _____

Authorized Signature by AC Committee Member

Authorized Signature by AC Committee Member

_____ Authorized Signature by AC Committee Member

WEDGEWOOD TENNIS VILLAS ACC ALTERATION APPLICATION

An Alteration Application must be completed for any alteration/change to the exterior.

ALL WORK MUST BE COMPLETED WITHIN 60 DAYS OF APPROVAL. A NEW APPLICATION MUST BE SUBMITTED AND APPROVED IF YOU FAIL TO MEET THE 60 DAY TIME PERIOD.

Listed below is information regarding painting for all exterior surfaces

The Association has approved a pallet of earth tone colors (white, tan, beige, browns, and light grey and light greens). There are eighteen (18) options located in the Wedgewood Clubhouse Office to choose from. The options show three colors, the first two are for the house and trim, **while the third color may only be used for the front door**. Homeowners are required to obtain written approval from the Architectural Control Committee before the work begins.

When submitting the alteration applications for approval attach color samples to the last page of this application indicating color of stucco the color of trim.

You will also be required to obtain a sample of the two paint colors and apply a sample to each type of surface to be painted (example: stucco, wood, aluminum). This sample area must be no smaller than two (2) feet by two (2) feet (2'X 2') for each surface to be painted. Prior to the ACC approving the alteration application, a visit to your home will be made to observe the color choices as they appear on each surface. The necessary forms may be obtained at the HOA office.

Painting of the retaining wall behind the houses on Wilson Road and Goolagong Court, backing up to Tuscora and Winter Springs Blvd. is the responsibility of each homeowner whose property backs up to the retaining wall. For uniformity, they must paint their section of the wall in antique white semi-gloss.

The outside of all fences, including those facing Tuscora Road, Northern Way and Winter Springs Blvd are to be maintained and painted by each individual homeowner.

In the event that a homeowner wants to paint with a different combination of approved colors or a homeowner has colors in a similar tone, that homeowner may submit their color combinations to the Board for consideration at the next meeting. This does not guarantee that your color combination will be approved.

The Dripline may be painted a third trim color only after being approved by the Board.

Approvals and denials require the signatures of two (2) members of the ACC or Board. The Board has thirty (30) days to approve or deny an application.

-----**The space below has been left blank intentionally**-----

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Garage Doors:

Garage doors are to be painted one of the two approved colors chosen for the stucco or trim of the house. Almond and white doors are permitted if they are a reasonably good match to the home

Front Doors:

The type of door and sample of color must be included on the alteration application. Several types of front doors are approved for use:

- Light to medium stain or approved paint colors.

- Painted the same color as the house or trim. An approved third color may be used for the front door only.

Gutters:

When painting the color of down spouts must match the color of the stucco and gutters must match the color of the trim.

Atrium Fences:

Wood atrium fences must be painted one of the two house colors (stucco or trim). PVC fences may be grey, tan or white with External or New England Flat post caps.

All Other Fences:

Wood fences must be painted one of the two house colors (stucco or trim). Interior of wood fences must be painted if visible from the front of the property. PVC fences may be grey, tan or white with External or New England Flat post caps.

Wooden Mailboxes:

Wooden mailboxes must be painted one of the two house colors (stucco or trim)

Driveways:

Driveways may be stained or painted with a color similar to H&C's silicone acrylic concrete sealer; color is Bombay or Home Depot Concrete Stain colors Light Rattan or Grey.

2 3/5" pavers (not clay) multicolored may be used on the driveway.

Roofs:

Owens-Corning Desert Tan, GAF Timberline Shakewood, CertainTeed: Resawn Shake, Burnt Sienna and Mojave Tan

Owen-Corning: Aspen Gray and Antique Silver, Certain Teed Silver Birch

Owen's-Corning Onyx Black, GAF Timberline Charcoal and CertainTeed: Moire Black and Pewter

Driveway Widening:

The aesthetics of each request will be reviewed by the ACC to keep within the standards in the community. Widening can be a maximum of twenty-four (24) feet but must be inside the property line by one (1) foot. No driveway shall pass beyond the garage door and/or extended line in any direction. Concrete or pavers only.

Storage Sheds:

Sheds must be submitted to the board for approval with a drawn map or survey of the lot showing the placement and size of the shed. All sheds must comply with existing building codes and a building permit shall be obtained, if required by governmental authority.

No more than one (1) shed shall be permitted on any lot. No shed shall be visible from the front of any lot. Sheds shall not be used as a habitable structure or residential structure or for commercial use or running of a business. Any shed which falls into disrepair or lacks proper maintenance shall be removed at the owner's expense.

-----The space below has been left blank intentionally-----

WEDGEWOOD TENNIS VILLAS PAINT SAMPLE SHEET

Please paint a sample of each color to be used in the columns below
and list the paint manufacturer and color code.

The DOOR column is ONLY NEEDED if an APPROVED THIRD color is being used for the FRONT DOOR.

HOUSE

MANF.

COLOR

TRIM

MANF.

COLOR

DOOR/DRIP

MANF.

COLOR