

WELCOME TO WEDGEWOOD TENNIS VILLAS

We are happy to welcome you to the neighborhood. We hope this letter and the information that follows will provide useful information about the community.

Wedgewood Tennis Villas are a deed restricted community of 233 homes (shareholders). We have a management company, HMI, that works with the Board on community projects, financials, communications and other aspects of running a Florida HOA.

All of our documents can be found at wedgewoodtennisvillas.com or HMI's community portal at <https://hara.cincwebaxis.com/cinc/home/>

We have included our Compilations and Alteration Application with this letter. Any external changes require approval before work can be started.

We have volunteers in the clubhouse office on Monday, Wednesday and Friday. There are no set hours for the office. Please use the contact information below to reach the office or HMI with any questions you may have regarding the community.

Contact Information

Office Phone: 407-365-7765

Office Email: wedgewoodtennisvillas@gmail.com

HMI Phone: 407-628-1086

HMI Email: info@hmi-cla.com

Winter Springs Public Works: 407-327-2669

Duke Energy Street Lights Repair: <https://salor-web.duke-energy.app/#/home/map>

Community Highlights

Garbage Collection: Regular waste is collected on Tuesdays and Fridays. Friday is for larger item that can be handled by two people. Yard waste is collected on Wednesdays.

Recycling: Recycling is collected on Tuesdays.

Board Meetings: Board meetings are the second Monday of the month, generally taking place bimonthly on the odd months. Our annual meeting is each November.

Lawn Service: Yards are serviced 36 to 42 times per year. This is a basic cut, edge and blow. Lawn service accounts for 20% of your monthly assessment, approximately \$18-\$20 per month to have a lawn service performed. If you wish to maintain your own yard, please contact the office.

Community Events: The community has a few events through the year. We will notify the neighborhood when those are scheduled via email. To be placed on the contact list, please send your email address to: wedgewoodtennisvillas@gmail.com

Clubhouse: The clubhouse can be rented for small events and a fee. Please call or email the office for available dates and rental rates.

Tennis Court: Keys to the tennis court are available at the office. Each key is \$5.00 **CASH**. Please contact the office to pick up a key.

Volunteers: Volunteers are always welcome to help with the community events, the clubhouse and serving on the Board. We appreciate any consideration or time you have.

**COMPILATION OF REGULATIONS
PROCEDURES AND PRACTICES
REVISED AND ADOPTED BY THE BOARD
July 2024**

ALL WORK MUST BE COMPLETED WITH 60 DAYS FROM APPROVAL.

WORK NOT COMPLETED WITHIN 60 DAYS, MUST BE RESUBMITTED.

**ANY WORK REQUIRING A PERMIT MUST HAVE A PERMIT ISSUED BY THE
CITY OF WINTER SPRINGS.**

The Covenant requires all residents to be in conformity with the laws, regulations, ordinances, rules and statues of all governmental bodies. The Board of Directors intends to enforce all our rules and regulations. If a homeowner fails to comply, the Board will have no alternative but to forward the matter to our attorney for proper legal actions. Any and all legal fees will be the homeowner's responsibility as provided in our Covenant.

EXTERIOR CHANGES/ARCHITECTURAL CONTROL COMMITTEE

No alterations, attachments or construction may be made without the express written approval of the Association's Architectural Control Committee. A homeowner who proceeds without the approval does so at his own financial risk. Approval from the AC should be obtained prior to receiving permit from the City of Winter Springs.

EXTERIOR MAINTENANCE

Homeowners are responsible for the following:

1. Painting, repairing, replacing of roofs, gutters, down spouts, exterior building surfaces, walks and driveways.
2. Maintaining glass surfaces and screening.
3. Maintaining exterior doors, including garage doors and patio gates.
4. Replacing and/or maintenance of trees, shrubs and landscaped areas.
5. Maintaining or replacing exterior lighting fixtures, mailboxes or other similar attachments.
6. Maintaining, repairing or replacing property due to fire, wind, vandalism or other casualty losses.
7. Maintaining landscaped area including fertilizer, pest control, irrigation of grass and grass replacement.

The Board of Directors has the authority to ensure that homeowners are not neglecting the above.

PAINTING

Houses may be painted a main color for the stucco and second color for the trim. A third color may be used for the drip line and other trim of the house with board approval.

Exterior paint colors: 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 Tennis Villas' 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 as an additional trim color or only 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 paint samples with application indicating color of stucco and color of trim. A homeowner may also submit their own color combination for Board consideration.

This does not guarantee that your color combination will be approved. 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. Approvals and denials require the signatures of two (2) members of the ACC.

Painting of the retaining walls behind the houses on Wilson Road and Goolagong Court is the responsibility of each homeowner in which the retaining wall is located. These retaining walls are the property of each homeowner and **NOT** the Wedgewood Tennis Villas HOA. The retaining wall should be painted Antique White or similar shade of white.

GARAGE DOORS

Garage doors are to be painted one of the two approved colors chosen for the stucco or trim of the house.

Garage doors may have windows installed in the upper panel.

COLUMNS

Homes with the 4x4 rough hewn cedar posts may choose to repair or replace them in wood, composite board (such as Hardie Board), cover them in stucco or remove the columns all together. If the columns are removed, they must be replaced with stucco that matches the existing stucco. Column should not exceed 6x6 width.

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.

Resurfacing or Stamping may be used in a paver, square or rectangular pattern in the driveway approved colors.

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

All driveway types are to be kept clean and free of mildew.

FRONT DOORS

Several types of front doors are approved for use:

1. Light to medium stain or approved paint colors. Painted the same color as the house or Trim. Doors may be painted with a third color that has been approved by either the selected color pallet or upon board approval during a scheduled meeting
2. Combination glass and stained wood, or approved paint colors.
3. Metal security doors are NOT allowed.
4. Kick plates may be antique brass, brass, nickel or matching the hardware on door.
5. The type of door and sample of color must be included on the alteration application.

HOLIDAY EXTERIOR LIGHTS

Holiday lights and decorations must be removed no later than thirty (30) days after the holiday.

WINDOW/WALL AIR CONDITIONERS

Window or wall air conditioning units are not permitted.

SLIDING GLASS DOORS

Sliding glass doors in atriiums may be converted to a window, French doors or a bay window with shingle roof to match existing roof.

Mullions on sliding glass doors may be bronze or white.

WINDOWS

No exterior awnings or shutters are permitted on front of the house

Mullions on windows may be bronze or white

Shutters for hurricane protection with approved application

GUTTERS

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

CHIMNEYS

Chimneys must be kept in good repair.

ROOFS

Roofs must be kept clean.

The approved colors for shingles are:

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

Aluminum soffits are approved for roof overhang and shingles may be either standard style or architectural style.

ALL FENCES

There are four (4) types of approved fences: shadowbox, board-on-board, PVC (vinyl), or composite in stone design. All fences on an individual lot must be the same color. This includes atrium fences, side fences, back fences and other fences covering equipment. Homeowners may use two different materials for the same house. For example, PVC for the atrium, and wood for the side, back and equipment. If PVC (Vinyl) is used for any fence application, the other fences on the property must be the same color as the PVC (Vinyl), which can be grey, tan or white in color. Hardie Board may only be used for atrium fences.

ATRIUM FENCES

The original lattice on atrium fences may be removed. Atrium fences may be replaced with wood, Hardie board, concrete block or PVC (Vinyl).

Wood fences must have a vertical, horizontal or diagonal pattern. Wood Atrium fences must be painted or stained one of the two house colors (stucco or trim).

PVC (Vinyl) fencing may replace wood fences or atriums. PVC (vinyl) fences may only be grey, tan or white with External or New England Flat post caps.

Atrium fences are not required to have a gate.

Atrium Fence Concrete Block requirements:

1. The concrete wall shall be 4 ½ feet high
2. A smooth finished top cap all around the top of the wall, the cap shall overlap ¾ inch on the outside wall and meet the edge on the inside
3. Wall shall have a stucco finish to match the house.
4. Wall to be painted to match the stucco of the house, the top cap will be painted to match trim color. Painting must be completed ten (10) days after completion of the wall.
5. Landscaping to be planted in front of the wall within forty-five (45) days after completion of the wall.

Atrium fences may be removed. Once removed the area must be landscaped and maintained. Landscaping includes planted shrubs and plants along with decorative planters with live plants.

Atrium Fences may be no taller than the original installation height.

METAL GATES

Metal gates may be used for front atrium fences, side fences and rear fences. A single gate should not exceed sixty (60) inches. A double gate may be installed with two forty-eight (48) inch gates at an opening not to exceed ninety-six (96) inches. Gates for fences will not exceed the height of the fence. Side and back fences may be between four (4) and six (6) feet. Decorative metal or wrought iron gates are to be black or match the fence per ACC approval.

SIDE AND BACK FENCES

There are four (4) types of approved fences: shadowbox, board-on-board, PVC (vinyl), or composite in stone design. Fences maybe between four (4) to six (6) feet tall. A permit must be obtained from the City of Winter Springs after your request is submitted to the HOA for both new and replacement installations.

Wood fences must be maintained and kept painted at all times. Wood fences must be painted or stained one of the two house colors (stucco or trim). Interior of wood fences must be painted or stained one of the two house colors (stucco or trim) if visible from the front of the property. There is a 120-day period for pressure treated wood after installation of new fencing to allow for seasoning of wood, once the seasoning period has passed the fence will be painted or stained one of the two house colors (stucco or trim).

PVC (Vinyl) may only be grey, tan or white with External or New England Flat post caps.

OUTSIDE EQUIPMENT

All air conditioner, pool equipment, gas tank, generator, water softener or other equipment must be hidden using plants or one of the four approved fence options between four (4) to six (6) feet tall and meeting the criteria of the **Side and Back Fences** section.

LIGHTING, FIXTURES, MAILBOXES OR OTHER SIMILAR ATTACHMENTS

Maintaining or replacing exterior lighting fixtures, mailboxes or other similar attachments is the responsibility of the homeowner.

Mailboxes and post should be either wood or metal. Concrete, plastic, rubberized and similar mailboxes are **NOT** approved for use.

Wooden mailboxes must be painted one of the two house colors (stucco or trim). Mailboxes with wood post should be painted either the stucco or trim color of the house. Metal mailboxes should be painted or powder coated black.

Concrete edging and decorative stone block edging are permitted. A city ordinance does not allow for permanent curbing on their easement, which is approximately four (4) feet in from the road.

Leaning, broken or damaged mailboxes must be repaired.

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LAWNS AND TREES

Lawns must be maintained and any bare spots replaced. Weeds should be kept under control to prevent traveling to adjoining properties.

Homeowners are responsible for maintaining their landscaping including fertilizing, weeding, pest control, irrigation and grass replacement.

If you do not want your lawn cut you must notify the Director in charge of the Landscaping.

Any trees on owner's property that hang over the roads must be kept at a minimum height of 14 feet above the road.

ROAD SIGNS AND STREET LIGHTS

Any road signs or street lights that are on an owner's lot or property must be kept clear and visible from any obstruction that reduces the visibility of the road sign or street light. This includes any tree or landscaping on the owner's lot or property that must be maintained by the owner.

ANTENNAS

Satellite television antennas for services such as DIRECT TV and DISH network are approved for use.

HDTV antennas are approved for use.

Any antennas other than those listed above are not permitted to be installed permanently or temporally on any lot within Wedgewood Tennis Villas.

PARKING AT THE CLUBHOUSE

Vehicle/vessel parking at the clubhouse is limited to forty-eight (48) hours. Homeowner's who park vehicles/vessels at the clubhouse must put a note on the dash board with their address, name and phone number. The contact information is needed in case the vehicle/vessel needs to be removed. The parking lot cannot be used when there is an event at the clubhouse.

Vehicles/vessels must be removed when the event sign is posted. Violation of the parking policy may result in the vehicle/vessel being towed with or without notice.

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.

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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.

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**GENERAL INFORMATION
WEDGEWOOD TENNIS VILLAS**

CLUBHOUSE

The clubhouse belongs to all members of the Association and is available to members for personal party/social functions. There may be a minimal fee for the usage along with a security deposit. The clubhouse is not to be used by a resident's organization or employer as a device to avoid rental payment charged to non-members.

TENNIS COURTS

The tennis courts belong to all members of the Association and are available to members, residents and their guests free of charge. The tennis courts are locked and members may obtain keys at the clubhouse. There may be a minimal fee for the key. The tennis courts may be used until 9:00 pm. A homeowner may use more than one court provided that another homeowner is not kept waiting. **Please be sure to turn the lights off before leaving.**

SPEED LIMITS

There is a 20 mile per hour speed limit throughout the community.

PARKING ON STREETS/YARDS

Parking on all streets is prohibited at all times. Failure to comply with this may result in your car being towed. Parking on any yard is prohibited at all times. Failure to comply with this may result in Code Enforcement from the City of Winter Springs being contacted and enforcement of this dictated by city policy.

PETS

If you are walking your pet in the community they must be on a leash at all times. You are also responsible to carry a bag to clean up after your pet. This is an ordinance in the City of Winter Springs. Failure to comply with this may result in Code Enforcement from the City of Winter Springs being contacted and enforcement of this dictated by city policy.

SOCIAL ACTIVITIES

The Association funds activities for residents and guests throughout the course of the year. The purpose of these activities is to promote a sense of community.

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**GENERAL INFORMATION
WEDGEWOOD TENNIS VILLAS**

LAWN SERVICES

The Association has a year-round landscaper who provides lawn service for all the homes within Wedgewood Tennis Villas. During the growing months the lawns are cut weekly; during the balance of the year only once or twice a month. The schedule and frequency of the service may change during the year and possibly throughout the year depending on daily and seasonal weather. Mowing includes: cutting the grass, edging and blowing. Any areas inside fences are the responsibility of the owner/resident.

The homeowner is responsible for watering, weeding, feeding their lawns and maintaining their own landscaping. If a resident does not wish to have their lawn maintained by the contracted landscaping company, they are responsible for notifying the Board to be placed on the Do Not Mow List.

STREET LIGHTING AND ROADWAYS

The Association is responsible for paying the electricity for all street lighting. The streetlights are leased from Duke Energy.

The roads within Wedgewood Tennis Villas are private and owned by the Association. The Association is responsible for routine maintenance and periodic resurfacing.

STORM WATER MANAGEMENT AND DRAINAGE SYSTEM

Wedgewood Tennis Villas has its own storm water management and drainage system. The Association is responsible for the maintenance/repair of this system.

NETLINES

The Association may publish a newsletter called Netlines or send informational emails that are designed to keep residents informed of news and developments within Wedgewood Tennis Villas. To receive either of these, please send your email address to: wedgewoodtennisvillas@gmail.com.

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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.

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WEDGEWOOD TENNIS VILLAS ACC ALTERATION APPLICATION

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.

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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