

Gull Aire Village Association, Inc. (GAVA)

151-B Gull Aire Blvd., Oldsmar, FL 34677

Phone & Fax 727-785-0643

### **ARCHITECTURAL COMMITTEE GUIDELINES**

The Architectural Committee (A/C) guidelines are intended to maintain the quality, appearance and protect the values of all Gull Aire Village properties. Approval by the GAVA A/C or the GAVA Board of Directors (BOD) is required for all changes, as specified in these guidelines to the exterior of all Gull Aire Village homes and properties.

These guidelines are not to be considered exclusive nor override any existing deed restrictions or covenants of Gull Aire Village. Nor do these guidelines superimpose any existing requirements for the City of Oldsmar.

Owners who propose to change the exterior of their home or property, must submit an application for the proposed change to the A/C. Application forms are available in the clubhouse by the bulletin boards. Homeowners whose applications have been denied by the A/C have the right to appeal to the BOD.

All applications must be reviewed and a decision mailed to the homeowner by no later than 30 days from the date of receipt of the application. If the committee or BOD fail to respond to the homeowner within 30 days from the date the application was received by the committee, it will be considered approved.

After approval of the application, the homeowner is responsible to seek all necessary permits (and variances if necessary) from the City of Oldsmar. A copy of all permits must be submitted to the A/C committee inbox in clubhouse prior to the commencement of the project. The original permit must be posted at the job site.

### **APPLICATION REQUEST AND APPROVAL ARE NOT REQUIRED FOR THE FOLLOWING:**

1. LANDSCAPING PURPOSES ONLY: You can use gravel, mulch, shells, stone and landscaping stones on property for landscaping purposes only (i.e. around plants, trees, etc.) as long as it is not used for parking or to replace lawns. Any expanded use requires approval. A border is required to keep material in place. Turf grass shall be installed on the

- front and side yard areas of the lot and shall be extended to the rear setback line. Landscaping blocks can be used around manufactured home skirting to protect skirting from weed eaters.
2. Planting shrubs, trees (except citrus – no citrus trees in front and street side yards), plants or flowers.
  3. Decorative concrete borders are allowed.
  4. Tree Removal: Residents should contact the City of Oldsmar for information, phone 813-749-1100.
  5. Exterior Painting: Includes painting siding, guttering, awnings, exterior doors and driveway do not require approval IF PAINT IS SAME COLOR CURRENTLY USED ON HOME.
  6. Windows/ Exterior Doors / Roofs: NO A/C application is required for installation of windows, exterior door replacements, solar panels, air conditioners, water heaters and roofs, but please note a permit from the City of Oldsmar is required. See guidelines attached.

**APPLICATION REQUEST AND APPROVAL ARE REQUIRED FOR THE FOLLOWING:**

**FENCES:**

Fences must be picket style, constructed of white PVC material. Fence may not exceed 48" in height. Sides of fence may not exceed the rear width of the home and the rear fence must not extend beyond the back property line. No fencing can restrict access to utility easements or right of way. City permit is required. Only 12" fencing in white or black is allowed on the property to keep animals off and/or to protect plants. **No fencing is allowed along sides of home.**

**SCREENS/PARTITIONS:**

All screens and/or partitions must be constructed of white PVC lattice and must meet the following criteria:

- ~ Cannot be used to hide merchandise that is used for business venture.
- ~ When used to conceal air conditioning unit, cannot exceed height of the unit and cannot attach to any walls to create a fenced in area.

- ~ Cannot be erected if such screen or partition will obstruct the view of retention ponds, wetland areas, or natural wooded areas of adjoining neighbors.
- ~ Cannot be solid wall-like structures used as privacy screens.
- ~ Can be used to hide unsightly materials (i.e. garbage can or recycle bin) from the street.
- ~ Must be kept clean and free of mold.

### HOT TUBS

Hot tubs are not allowed in Gull Aire Village unless they are inside and not seen by other residents. In addition, it is the homeowners duty to contact Oldsmar City re: hot tub permit. If permit is received, a copy should be submitted to Gull Air Village Architectural Committee and placed in your folder.

### LATTICE:

Lattice made from white vinyl or white PVC material may be used for the purpose of landscaping as long as they meet the following criteria:

- ~ May not attach to the house or be used as an enclosure of any kind.
- ~ Must be kept clean and free of mold.

Lattice made from white PVC material may be used for the purpose of carport décor or to shield garbage cans from view. Other possibilities will be considered by the Architectural Committee as well.

Brown lattice of any kind is prohibited.

### TRELLISES

- ~ Must be installed in interior side yards and back yards. Back yard trellis may not exceed beyond the back property line.
- ~ Installation in street side yards and front yards is not permitted.
- ~ Must be used to support and display climbing plants.
- ~ A single trellis must be no larger than a 4 X 8 foot white PVC lattice sheet, supported by 2 - 4" X 4" pressure treated posts, each covered with a white PVC sleeve and cap. The lattice sheet must be installed so that the top of the trellis is no more than 5 feet above grade. The height of the posts that support the trellis must be no more than 5 ½ feet above grade. Other supporting posts will be considered by the A/C.

- ~ No more than 2 – 8 foot long trellises, as constructed according to the specification above, installed in a straight line parallel to a side or rear lot line, are permitted.
- ~ If 2 – 8 foot trellises are installed in a straight line, they must be separated by at least 8 feet.
- ~ Other shapes, smaller sizes and arrangements will be considered by the A/C.

#### HANDICAP RAMPS:

Handicap ramps may not infringe on the existing property set-backs. They also may not restrict, impede, hinder, obstruct or be in conflict with a neighbor on all sides of the proposed ramp. If constructed of wood, the ramp must be painted or stained to be harmonious with the color of the homeowner's dwelling. The painting of ramps constructed of stainless steel, aluminum or galvanized steel is not required.

At the time when the disabled person no longer lives in the home, the removal of an approved ramp will be at the discretion of the home owner or any future owners of the home upon sale.

#### ADDITIONAL PARKING PADS/DRIVEWAYS/WALKWAYS/PATIOS

You must use pavers, concrete or asphalt, pending city permit. No gravel, shells or mulch is permitted. All applications must have a diagram of size, location, and type of material to be used. If you are using pavers, please indicate color of pavers and provide a picture of them. A survey of property must be attached to the application.

#### OTHER CHANGES/ ADDITIONS/SHEDS:

**SHEDS: Only one shed/storage unit per residence.** Sheds will be installed in the back of house and within 1' (one foot) of the house. Sheds cannot extend past sides of house or installed on the sides or front of house. Cannot be more than 100 square feet in size or more than 10' (ten feet) in height. Must be anchored to the ground 18" to 24" (inches) deep with at least one anchor in each corner. All applications for sheds must have a diagram of size and location submitted with application. Exceptions will be considered.

Any decks, sheds, screen rooms, porches, steps, garages or other improvements may not infringe on the existing property set-backs. They also may not restrict,

impede, hinder, obstruct or be in conflict with a neighbor on all sides of proposed improvements.

All improvements constructed of wood must be consistent in structure with the homeowner's existing dwelling and must be painted or stained to be harmonious with the color of said existing dwelling.

All approved structures must be anchored.

### EXTERIOR PAINTING

Color chips must be provided for all new painting requests . This includes painting siding, shutters, guttering, awnings, exterior doors, and driveways.

Changes in the exterior siding and paint or stain color of residence or driveway must be harmonious with the surrounding neighborhood.

As noted above NO A/C APPROVALS REQUIRED if current colors are not changing and painting is maintenance in nature.

### SKIRTING ON MANUFACTURED HOMES

All updates or new skirting must be approved by the Architectural Committee. Please submit description of skirting material (i.e. lattice, vinyl, etc.) along with color chip of skirting. No wire-like skirting allowed unless used behind lattice/vinyl. All skirting must be secured to hold skirting in place.

Skirting must be harmonious with the color of the existing dwelling.

GAVA BOARD OF DIRECTORS

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**\*\*\* Please note if you enclose any area below the Base Floor Elevation (BFE) and create a habitable space or a space that does not meet floodproofing requirements and/or construct this space without obtaining a building permit from the City of Oldsmar, you could jeopardize your ability to obtain flood insurance, risk fines, and be required to remove the improvements. This can be costly and inconvenient. Please contact the Building Division (813-749-1142) BEFORE you undertake any improvements to property in the flood hazard area to avoid these costly mistakes.**