

CHARDONNAY HOMEOWNERS' ASSOCIATION, INC.

Architectural Guidelines Revised August 18, 2022

Replaces Guidelines issued July 21, 2022

Chardonnay Homeowners' Association has adopted the following Architectural Guidelines which apply to the replacement/alteration/addition of any exterior residential building. This list is not intended to be all-inclusive. Please refer to the Chardonnay By-Laws amended January 22, 2015 for additional details.

An Architectural Request Form including drawings, plans, photos and/or a proposed installation contract must be submitted. Exterior renovations must be coordinated with our irrigation company at owner's expense to avoid damage to underground lines. Board approval must be obtained prior to commencement. Any work done prior to written approval will be subject to removal at owner's expense per community Deed Restrictions.

ALL REQUESTS MUST BE SUBMITTED PRIOR TO THE NEXT SCHEDULED BOARD MEETING TO ALLOW SUFFICIENT TIME FOR REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC). ARC RECOMMENDATIONS ARE BROUGHT TO BOARD MEETINGS FOR A FINAL DECISION BY MAJORITY OF THE BOARD OF DIRECTORS.

Roofing

- REPAIRS-Original Shingles: GAF 3 tab "Royal Sovereign" Color: Weathered Gray or equivalent
- NEW ROOFS: Architectural/Dimensional shingles rated "Life Time" (based on 50 years)
 - Color Match to original - GAF: Weathered Wood
 - Color Match to original - Owens Corning: Driftwood

Fencing

- NEW or REPAIRED fences must mirror the original diameter/footprint of the existing fence. Any requested exceptions must be clearly noted on your ARC form with drawing and will be reviewed on a case-by case basis due to the various building configurations. Fencing on the sides of buildings must allow for ingress/egress to the rear.
 - Approved Fences – 6 feet in height:
 - Wood: Original Lattice or Stockade with Lattice top or Dog Ear Pickets

Doors - Entry

- Both entry and storm doors will be painted to match the community standard*
- Entry doors will be 6 panel steel or 6 panel steel "Reliabuilt Glass w/Brass Fan"
- Storm doors will be "Larson" single glass panel or "Anderson" 2000 Self Storing
 - Glass panels must be clear in color
 - Screening must be black in color

Windows & Sliding Doors

- Windows — High impact tempered glass, white exterior finish, flat grids between the glass also in white
- 6' and 8' Sliding Doors (side and rear facing) — High impact tempered glass, full pane (no grids), white exterior finish

Screened Enclosures (Article IX Section 2)

- Framing must be bronze aluminum with black screening
- Roof: Either full screen or if desired a flat white solid roof with gutter and downspouts

Garage Doors

- Coachman Series steel door - There are 2 models to choose from:
 - Clopay Coachman CD (Design 31) 160-170 mph wind load
 - Clopay Coachman CGI-J (Design 31) 180-190 mph wind load
- Polyurethane R-Value 18.4, Impact Rated Doors available through Banko Garage Door Inc. There may be other companies now that supply this style

Exterior Lights

All exterior light fixtures on the dwelling must match in style and color and be replaced at the same time. The lights must be either Pewter or Black in color.

Paver Installation

With prior approval by the Board of Directors, pavers are permitted on rear patios, in courtyards as well as sidewalks and side patios of end units. An ARC Request with a detailed proposal, contract and description/photo of the pavers must be supplied in advance. In all cases, pavers must not extend on to the driveways. Installation must also be coordinated with our irrigation company, at owner's expense, in order to avoid damage to the underground system.

Cupolas

Homeowners are responsible for the repair of the cupolas on their garage roof and should share that cost with the neighbor in that garage. If a cupola is beyond repair, it should be replaced with a similar style that is being used throughout the community.

Chimney Repair / Replacement

Must mirror original (developer) chimney in Chardonnay when repaired or replaced.

PLANTS AND TREES (Article X Section 3)

The approved plant list is available on the Greenacre portal. All plans to plant in the area surrounding your home, including the courtyard, must be preapproved by the Chardonnay Board via an ARC form.

*** PAINT FOR PROJECTS:**

Effective July 2022: New supplier is Sherwin-Williams. Prior to painting an ARC request is required. Approved Chardonnay paint is available for repairs by contacting our CAM at Greenacre Properties.

Approved by the Chardonnay Board of Directors on August 18, 2022

**PLEASE SEND YOUR REQUEST FOR AN ARC FORM,
ARC GUIDELINES OR PLANT LIST TO:**

Greenacre Properties
4131 Gunn Hwy - Tampa, FL 33168
(813) 600-1100

Dawn Archambault, Community Association Manager darchambault@greenacre.com
Vanessa Clouse, Administrative Assistant vclouse@greenacre.com

Also available on the website: www.greenacre.com
Click on Members Area / Login under Community Web Portal

CHARDONNAY HOMEOWNER'S ASSOCIATION, INC.
4131 Gunn Highway - Tampa, Florida 33618

ARCHITECTURAL REQUEST FORM

Mail or send new requests to GPI: Vanessa Clouse, Admin Vclouse@Greenacre.com

Date of Owner Request: _____ Date Received by GPI: _____

Date GPI sent to Chardonnay ARC: _____ Date ARC Received: _____

Description of proposed Alteration/Addition/Repair, etc. (Use attachments if needed)

Owner Name: _____ Signature: _____

ADDRESS: _____

Phone: (H) _____ (W) _____ Mobile _____

Email address: _____

ACTION OF THE ARC, CHARDONNAY BOARD AND GPI

ARC approval recommended to the Board: _____ Yes _____ No

Explanation of non-approval or Additional Information: _____

Date of Approval/Disapproval: _____

Signature of Chairperson, ARC

Date of Board Action: Approved _____ Denied _____

Signature of Board Member

Action by GPI: _____ Date Homeowner notified of decision: _____ Initials _____

NOTE: Board approval is required prior to commencement of any and all exterior activity. Projects of any nature which do not comply with Articles VII, IX and X of the current amended and restated Bylaws will be subject to removal at owner's expense. The owner assumes all responsibility for any costs incurred related to damage or relocation of irrigation or electrical equipment or wiring.

The Home Owner hereby acknowledges and agrees that he/she shall be solely responsible for insuring that the improvements, alterations or additions described herein comply with all ordinances, including without limitation, zoning ordinances, subdivision regulations and building codes. The Architectural Review Committee shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. Chardonnay HOA shall incur no expenses as a result of work performed or damage caused by the property owner or their agent in the completion of this project. The Home Owner(s) attest/s that they have read and understand Articles VII, IX and X of the Chardonnay Homeowner's Association, Inc. By Laws as they apply to restrictions in the matter of this proposed project.