

WESTBURY COURT HOMEOWNERS ASSOCIATION , INC.  
COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS  
RULES ON ALTERATIONS AND IMPROVEMENTS TO HOMEOWNER PROPERTY

**According to C.C.R.E Article II Land Plan page 4 &6, The following RULES AND PERIMETERS are established.**

Their purpose is to :

- a. promote understanding and agreement among the Association Board, homeowners and residents.
- b. maintain the property value of the homes by having a uniform appearance to the Subdivision
- c. allow homeowners individual expression that enhances but does not detract from the overall attractiveness and value of the home or community.

**The attached form is for use by homeowners when a request for alteration or improvement is made to the Board. It is to be submitted in duplicate. One copy will be retained by the Board and the other returned to the homeowners.**

**1. LANDSCAPING: Submission of specific diagrams, is required for Board review prior to implementation, for extension or alteration in number, size or shape of landscape beds.** . Plantings shall not interfere with Association easements along the back of each lot and along the fence or interfere with maintenance activities. Underground irrigation system, electric power lines and cable and other utility installations must be taken into consideration if digging is necessary. Changes of plantings in existing landscape beds do not require submission of an application. . Maintenance of the landscaping and plantings on the individual lots are the responsibility of the individual lot owner or renter. It should be maintained to preserve the beauty, quality and value of the Property.

**2. EXTERIOR PAINTING:** Paint is to match the exteriors of other villas. It is available from Home Depot:

Behr + 10 paint Elastomeric Masonry Stucco & Brick Paint

Mixture colorant: 1 gallon

COLORANT OZ 48 96

B Lamp Black 0 10 0

C. Yellow oxide 0 1 1

I. Brown oxide 0 2 1

5 gallon

COLORANT OZ 48 96

B. Lamp Black 1 2 0

C. Yellow Oxide 0 7 1

I. Brown Oxide 0 12 1

**3. GARAGE DOOR:** White color with "Sunset" pattern windows on top. New doors will need to comply with new International Building Code (IBC) "wind load" requirements and Blue Print for Safety when applicable

**4. ROOF REPLACEMENT:** Shingles should be grey, the same color as other villas

**5. SATELLITE DISH for TV reception** is permitted but is to be installed in the rear of the individual unit, not visible from the street.

**6. PATIO: must comply with Article IV: Party Walls and Article VI :Architectural Criteria and Building Restrictions** The owner of the adjoining unit must be consulted and in agreement with the addition.

**7. WINDOWS:** Permit is required. The window trim is to be white, vinyl is preferred

**8. ENTRANCE DOOR:** Permit is required. White is the preferred color. Other colors require permission of the Association Board on an individual case basis. Windows are allowed in the door.

**9. MAILBOX:** Black mailbox with a black wooded post or a standard metal post. Post paint is to be maintained. Any design or covering should be discussed with the Board before application

**10. EXTERIOR SIDING:** grey vinyl on the garage section only

**11. DRIVEWAY EXTENSION** is allowed if room permits. Specific plans should be submitted prior to beginning of the project. If the extension requires moving the backflow unit, arrangements should be made with the County Water Department and be at the cost of the villa owner.

**12. DRIVEWAY PAINTING:** Grey or light blue similar to the front units.

# Westbury Homeowners Association

## Applications for Home Alterations

(Must be submitted to Association Board in duplicate before starting project)

Applicants Name \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_ Unit # \_\_\_\_\_

Phone# \_\_\_\_\_

Type of project or improvement: Please check all that apply. A drawing or diagram with specifications must be attached for all planned projects or improvements. Please indicate date work is to be started \_\_\_\_\_

\*County permit required **County Building Permit #** \_\_\_\_\_

Landscaping \_\_\_\_\_ Exterior painting \_\_\_\_\_ Garage Door \_\_\_\_\_

Roof Replacement\* \_\_\_\_\_ Satellite dish \_\_\_\_\_ Patio\* \_\_\_\_\_

Windows\* \_\_\_\_\_ Entrance door\* \_\_\_\_\_ Mail Box \_\_\_\_\_

Exterior Siding (for garage exterior only)\* \_\_\_\_\_

Driveway extension \* \_\_\_\_\_ Needs Backflow Change Yes\* \_\_\_\_\_ No \_\_\_\_\_

Other (Please describe) \_\_\_\_\_

Specify materials to be used:

Roofing \_\_\_\_\_ Exterior Paint \_\_\_\_\_ Mail Box \_\_\_\_\_

Cement \_\_\_\_\_ Door \_\_\_\_\_ Windows \_\_\_\_\_

Landscaping materials \_\_\_\_\_

Siding \_\_\_\_\_

Contractor name & Address \_\_\_\_\_

**Applicant's Signature** \_\_\_\_\_

Board of Director's Decision & Signatures

1) \_\_\_\_\_ 4) \_\_\_\_\_

2) \_\_\_\_\_ 5) \_\_\_\_\_

3) \_\_\_\_\_ 6) \_\_\_\_\_