

When do you need to fill out a variance?

This questions was posed to us and we answered it at the last Board Meeting. Because not all residents were at the meeting, we thought it important to send this information out by email to all residents. If you questions whether you need a variance, feel free to contact a Board member.

In your Offering Plan under “By-laws”, Article V, Architectural and Landscape Control, letter C states: “No alterations, additions, building, or rebuilding, or any exterior modification of any kind, or re-painting of the exterior of any building shall be made unless it shall conform in architecture, material and similar color to the building as originally constructed, and is approved by the Board of Directors.

Letter D states:

“no building fence, wall, or other structure or change in landscaping shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration thereto be made, unless and until the plans and specifications showing the nature, kind, shape, height, materials, color and locations of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relations to surrounding structures, by the Board of Directors of the Association.

Please note, it is the Board of Directors responsibility to maintain the unity of the architecture and landscape of our community. We all purchased in this development because we liked the “look” of the architecture and landscape.

The Villa Board has not yet to impose “rules” as to bird feeders, birdbaths, solar lights, size of potted plants, shepard hooks and decorative items placed in flowerbeds surrounding your homes. We ask residents to please limit these decorative items and use good sense with decoration. If residents do not comply, they may be approached by the Architectural & Landscape committee and be asked to limit or remove their decorations.

Your patio is yours to do with as you wish, it is not “common ground”. The flower beds surrounding your home are “common ground”.

Thank you for your cooperation,  
The Villa Board of Directors

