The following “Design Review Manual” supplements the Declaration of Covenants, Conditions and Restrictions for Key Vista Villas, (the Covenants) as recorded with the Pasco County Clerk on 1/21/2000.

This manual is meant as a supplement to “The Covenants”, and not as a replacement or substitute. In the case of a conflict, “The Covenants” will be the superior document. The purpose of this manual is to retain the original ambience of the community while affording residents opportunities to enhance their property in accordance with the individual tastes.

All improvements subject to approval: KVV Covenants Article XI Architectural Control.

Section 3: All Improvements Subject to Approval. No buildings, structures, walls, fences, pools, patios, paving, driveways, sidewalks, signs, landscaping, planting, irrigation, landscape device or object, or other Improvements of any kind, nature or description, whether purely decorative, functional or otherwise, shall be commenced, constructed, erected, made, placed, installed or maintained upon any of the Properties or Common Area, nor shall any change or addition to or alteration or remodeling of the exterior of any previously approved buildings, structures, or other Improvements of any kind, including, without limitation, the painting of the same (other than painting, with the same color and type of paint which previously existed) shall be made or undertaken upon any Properties or Common area except in compliance and conformance with and pursuant to plans and specifications therefore which shall first have been submitted to and reviewed and approved in writing by the Design Review Board.

Requirements: Building and grounds changes need preapproval by the Design Review Board (DBR) to preserve the integrity of the community. Requests for exterior alteration must be accompanied by a set of detailed drawings and specifications. By utilizing the original plot map of the residence, the location of the alterations can be better defined. If a contractor is to be utilized, the name, address, and Pasco County or Florida State contractor’s license number must be provided. All alterations must comply with the codes of Pasco County as written on the date of submission and any restrictions of the “KVV Covenants”. Building permits must be obtained as appropriate.

Failure to comply with the KVV Design Review Manual may be subject to fines levied by the Key Vista Villas Board of Directors pursuant to: KVV Covenants ARTICLE VII – RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 7: Suspension of Use Rights; Levy of Fines. The Association may suspend for a reasonable period of time the rights of an Owner or an Owner’s tenants, guests, or invitees, or both, to use the Common Areas and facilities and may levy reasonable fines, not to exceed One Hundred and no/100 Dollars ($100.00) per violation per day for each day of a continuing violation not to exceed One Thousand and no/100 Dollars
($1,000.00) in the aggregate, against any Owner or any tenant, guest or invitee for failure to comply with the provisions of this Declaration, the Articles, Bylaws or rules and regulations promulgated by the Association. A fine or suspension may be imposed only after giving such Owner, tenant, guest or invitee at least fourteen (14) days written notice and an opportunity for a hearing before a committee of at least three (3) members of the Association appointed by the Board of Directors who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother or sister of an officer, director or employee. The committee must approve a proposed fine or suspension by a majority vote. No suspension of the right to use the Common Area shall impair the right of an Owner or Owner’s tenant to have vehicular ingress to and egress from such Owner’s Lot, including but not limited to, the right to park.

**Antennas:** KVV Covenants Article X, Use Restrictions:

**Section 11:** Antennas and Roof Structures. No antenna shall be installed unless allowed by Federal Communications Commission Regulations at the time of submission.

Antennas/Satellite Dishes may not be installed in the front of the house.

**Bank Slope Protection:** A “soil stabilizer” may be installed if there is evidence of erosion that warrants the need. The stabilizer may be constructed using pressure treated wood, concrete or pavers. A complete detail of the plan must be submitted to the DRB for approval. The stabilizer must be within the homeowner’s property line and not on the common ground. The stabilizer will be maintained by the homeowner and kept in good repair. No stabilizer will be approved if the DRB feels that it would be considered a “wall” or “fence”.

**Driveways and Sidewalks:** Driveways and sidewalks shall not be widened through the use of concrete, stone, pavers, stepping stones or other such materials. Stepping stones or a walkway may be installed from the driveway edge to a side entrance. Driveways will not be colored in any fashion or have a surface applied that covers the original concrete surface. Walkways may be stained or surfaced from the front door to the driveway in a color to be approved by the DRB.

**Exterior Lighting Fixtures of Dwelling:** Replacement light fixtures (carriage lamps) shall be white in color and of a similar design as originally installed by the builder. Material other than those originally installed, e.g. metal instead of plastic may be utilized.
FLAGS: Flags must be in accordance with KVV Covenants Article X Use Restrictions:

Section 20: Flags and Flagpoles. Other than the Declarant an Owner may display only one removable and portable United States flag on the Owner’s dwelling, provided the flag is displayed in a respectful way and may be subject to reasonable standards for size, placement, and safety, as adopted by the Association, consistent with Title 36 U.S.C. chapter 10 and any local ordinances. Small decorative flags or banners will be permitted, providing they are not offensive, political or controversial.

Front Entrance Doors: Entrance doors shall be the same color as originally painted by the builder or as repainted by the contractor during the repaint project. Kick plates must match the exterior hardware of the door. Any glass installation shall be clear in nature (translucent) and without color.

Generators/Water Softeners and other exterior installed appliances: All installed items must be in compliance with Pasco County codes and must be screened from street and neighbors’ view with landscaping. Generators must be placed on a concrete or cement pad at least 4” larger, at all sides, than the generator. Water softener waste lines must empty into the dwelling’s sewer system.

Gutters: Must be white in color. Rain gages must be reinstalled after the gutters are in place.

Holiday Decorations: Decorations may be placed around a dwelling at the appropriate time of year. Such decorations shall not be in place more than 30 days. Christmas decorations must be down no later than January 10th of the New Year. Offensive or obscene items will not be tolerated. Neighbors must be considered when lights are used for decorations.

House Numbers: Replacement house numbers will be of the same type and color as originally installed on the dwelling and/or mailboxes. Supplemental numbers of other design or colors are not allowed.

Hurricane Shutters/Protection: Permanent installations must be of the same color as the dwelling. Detachable panels and shutters may be put in place or closed only after a storm warning has been issued for the Key Vista area of the state. Detachable panels and shutters must be removed or opened within 72 hours after the threat has passed.

Note: Any items that could turn into missiles due to high winds should be removed. Example: small lawn ornaments, solar lights, outside wall art, etc...
**Lanai/Patios:** Extensions of the lanai/patio floor will be of the same construction and type material (concrete) as the original. Wooden decks are **PROHIBITED.** Extensions must be attached to the original existing lanai/patio. The edge of the poured concrete, and footer if applicable, must be colored the same as the dwelling. Extensions shall not extend beyond the side perimeter line of the dwelling. Extensions will not intrude on the established setbacks and must comply with Pasco County building codes as established at the time of submission.

Screen rooms that utilize a “kick plate” system of construction shall utilize aluminum sheeting as the portion of the “kick plate” exposed to the exterior of the screen room. A one-course concrete block footer for stability of the screen room structure is acceptable. The footer shall be covered with stucco and colored the same as the dwelling. Screen room frames shall be white in color with grey (smoke) or black screening.

Lanai/Patios may be only a “bird cage” type structure with grey (smoke) or black screening and white frames. **NO METAL WOOD, VINYL OR OTHER TYPE ROOF WILL BE PERMITTED.**

The color or finish of the lanai/patio floor within a screened enclosure is the option of the homeowner and need not be submitted to the DRB for approval.

Decorations within a screened enclosure are the option of the homeowner and need not be submitted to the DRB for approval as long as decorations that may be seen from neighboring property or the street are not offensive or obscene.

All lawn furniture (plastic or otherwise), grills etc... must be kept in the rear of the home per KVV Covenants Article X Use Restrictions:

**Section 13:** Lot and Dwelling upkeep. All Owners of Lots with completed houses thereon shall maintain the Dwelling located thereon in good repair, including but not limited to maintaining, repairing and replacing the roof, gutters and downspouts, if any; and keeping trash, debris, and other objects out of the yards. All furniture must be kept in the rear of the lot and out of sight of the street.

**Landscaping:** Citrus, fruit, Mexican/Florida Holly and Punk trees are **PROHIBITED.** All landscaping installed by a homeowner is the responsibility of the homeowner to maintain. This includes keeping landscape material from touching the sides of the dwelling (At least 18 inches away from dwelling and 60” between beds and walkways) to facilitate painting of the dwellings by the HOA and mowing and trimming by the landscape company. Landscaping installed by the homeowner shall not hinder or block irrigation of the lawn or the homeowner must modify the irrigation system at his or her expense.
It is highly recommended that all landscape planting of any type be drought tolerant. Florida native plants are encouraged.

**Florida Friendly Landscape Recommended:** Pursuant to 373.0363 Florida Statutes enacted 2009. All plantings i.e. trees, bushes and shrubs, plants and flowers etc. be compliant with the 9 Florida Friendly Landscaping principles stated within that legislation. [http://fyn.ifas.ufl.edu/](http://fyn.ifas.ufl.edu/)

No changes will be approved for planting or removal of trees or shrubs in the common areas. Such change requests must be delivered to the Key Vista Master HOA Board for action.

KVV Covenants Article X

**Section 17:** Prohibition of Certain Activities. Common areas may not be altered by a homeowner.

No planting may be placed in the strip between the sidewalk and the street. The exception is a discreet low (less than 24” in height) planting around the mailbox base. No planting that will intrude upon a neighboring property will be approved. Trees must be planted so as not to intrude on the common sidewalk, branches cannot intrude on/or overhang the common sidewalk. The planting of trees throughout the community is encouraged.

Tree removal must be in accordance with KVV Covenants Article X Use Restrictions:

**Section 16:** Trees. Permits must be obtained as appropriate.

Mulch must be natural in color. Exceptions are the “red mulch” that is commonly utilized for landscaper mulch. “Lava Rock” is acceptable. Stone or marble shall be of a natural color. Plant and shrub beds should be kept covered with mulch at all times. Plant bed edging may be of any suitable material; plastic, concrete, wood, or “poured curbing” of approved color. Care should be taken to present a neat tailored appearance.

**Low Voltage Decorative Lighting:** Lighting may be installed along walkways and in plant beds of a dwelling. Care should be taken to avoid illumination of a neighbor’s windows.

**Note:** Must be removed during high winds.

**Mail Boxes:** Existing plastic mail boxes may be replaced as needed with white aluminum mail boxes as long as the style remains the same. Homeowners are responsible for maintenance and good appearance of the mail box. Replacement posts must conform to original design.

**Outside Ornaments:** The recommendation is no more than 4 per residence. Statuaries over 12” must be approved by the DRB prior to installation. A picture of the item must be submitted
with the request. Such items shall not be more than 36” in height. No offensive or obscene items will be approved. Plastic or other artificial flowers shall not be placed on the exterior of the property where they are visible from the street.

**Note:** Small objects turn into missiles with high winds should be removed.  Example: small lawn ornaments, solar lights, outside wall art, etc...

**Potted Plants:** We recommend no more than 5 potted plants tastefully displayed around the residence.

**Note:** Must be removed during high winds.

**Roofs:** Any structure placed on or through the roof other than solar tubes or exhaust fans, requires preapproval by the DRB.

Replacement shingles will be of the same construction, color and texture of the original shingles.

**Screening Front Door and Garage Door:** The types of screen doors that will be approved for the front door (main entrance) are:

- Anderson 2000 and 3000 self-storing door.
- Anderson 2000 and 3000 series full view door with clear glass
- Larson Charleston model full view door with clear glass
- Phantom type roll away screen

The Phantom type screen will be the only type screening allowed for garage doors. They must be white or almond colored frames and have either black or grey screen.

These doors can be found at Home Depot or Lowes. White and almond frames are the only approved colors. Screening shall be grey or black in color.

**Seasonal Residents:** Prepare your home for hurricane season to protect yours and your neighbor’s property.

- It may be a good idea to have someone checking your house while you are gone. Be sure someone has your phone # and email address for emergency purposes.
- **You MUST leave the outside water on for the sprinkler systems to work.**
- Small objects turn into missiles with high winds. Please put all the small lawn ornaments, solar lights, outside wall art, etc... away until you’re return.

**NOTE:** If lawn ornaments are left outside while you are gone, they may be removed.
**Signs:** KVV Covenants Article X Use Restrictions:

**Section 15:** Signs. The only signs that may be placed, posted or installed are commercially constructed “For Sale” and “For Rent” signs. Signs may not be placed on common property or in the strip between the sidewalk and street. This is not to be interpreted to preclude holiday and greeting type temporary signs that may be utilized as a seasonal decoration.

**Swimming Pools and Spas:** A spa may be above ground or in ground. The spa must be within the lanai and screened room with locking doors. A pool must be installed as “in ground” construction. The pool must be within the lanai and screened room with locking doors. Filters and supplemental heating devices, i.e. propane tanks, must be installed in accordance with Pasto County building codes and must be screened from street and neighbors view with landscaping.

All installations; pools and spas will be in the rear yard of the property. Installations must respect the established set back requirements. **Permits must be obtained as appropriate.**

**Walls and Fences:** KVV Covenants Article X, Use Restrictions:

**Section 4:** Lot Owner’s responsibility for Walls and Fences. Any application for a wall or fence shall be denied without consideration.

**Wells:** Wells may be permitted provided that the well water is used only for irrigation and meets the requirements of SWFWMD. The well must also include a water treatment system that prevents rust and mineral stains. Any stains left by the well water must be cleaned immediately at the owner’s expense. The well and iron treatment device must be screened from street and neighbors view with landscaping. In the event that the salinity of the well water changes to a level which harms the lawns, shrubbery, trees, or any other vegetation, the owner will be required to cap the well and shall be responsible for replacing all damaged lawn and landscaping.