

# STONEHEDGE ON THE HILL

A RESIDENT OWNED COMMUNITY (727) 934-7917 Fax (727) 942-4976

## Request to Make Additions or Changes Form

THIS CHANGE FORM AND ANY ACCOMPANYING PAPERWORK MUST BE SUBMITTED NO LESS THAN 2 (TWO) WEEKS PRIOR TO THE START OF ANY PROPOSED CHANGES TO, OR AROUND, THE OUTSIDE OF THE UNIT.

**\*\*NOTE: NO WORK MAY BE STARTED (or ALTERED if changes are made during construction) UNTIL FINAL APPROVAL IS RECEIVED. \*\***

Owner (print): \_\_\_\_\_ Date: \_\_\_\_\_ Unit # \_\_\_\_\_

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

**DESCRIPTION OF WORK REQUESTED:** Explanations must be detailed, including measurements & diagrams, with changes or additions clearly highlighted when applicable (use separate sheet for drawings if needed):

CONTRACTOR (name and #): \_\_\_\_\_

Approximate start date: \_\_\_\_\_ Approximate # of days to complete job \_\_\_\_\_

*By submitting this form, owner gives consent for members of the SRI Architectural Committee to conduct a site visit that may include entering the site for the limited purpose of obtaining additional information, measurements, etc., if needed, specifically related to the proposed change or addition. If approved, by signing this form the owner gives consent for members of the SRI Architectural Committee to conduct a site visit that may include entering the site for the purpose of ensuring that additions or changes made comply and are consistent with the approval issued.*

**Working Hours: Mon-Sat 8AM- 6PM NO SUNDAYS**

- Stonehedge is not required to provide permits for work. All work that requires a permit (City or County) is the full responsibility of the owner. A copy of the PERMIT must be turned into the Office and a COPY MUST BE POSTED ON THE UNIT.
- The job site **MUST** be kept clean daily (free from any potential flying debris and dust), and ALL work materials (and signage) must be removed immediately following completion of the job.
- Changes in painting colors from the current **MUST** be accompanied by chart samples (base & trim).
- The Board of Directors has the final say on the interpretation of the association building code guidelines and approval of your request.

----- **FOR OFFICE USE** -----

Additional information needed: \_\_\_\_\_ Received: \_\_\_\_\_

Reviewed by 1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_

**(MAJORITY RESPONSE OF COMMITTEE REQUIRED)**

Conditions/Modifications Required: \_\_\_\_\_ (\_\_\_\_\_) Owner Initials

Date APPROVED: \_\_\_\_\_ Chairperson Signature \_\_\_\_\_ Manager Signature \_\_\_\_\_

Date DENIED: \_\_\_\_\_ Reason for denial: \_\_\_\_\_  
Chairperson Signature \_\_\_\_\_ Manager Signature \_\_\_\_\_

**OWNER SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

*(Do not sign until notified by Office of response.)*

Revised/Board Approved: 9/27/23.

# STONEHEDGE ON THE HILL

39820 US 19 NORTH TARPON SPRINGS, FL 34689 (727) 934-7917 Fax (727) 942-4976

## ARCHITECTURAL GUIDELINES

**THE REQUEST TO MAKE CHANGES AND ADDITIONS FORM AND ANY ACCOMPANYING PAPERWORK MUST BE TURNED IN NO LESS THAN 2 WEEKS PRIOR TO THE START OF ANY CHANGES TO OR AROUND THE OUTSIDE OF THE UNIT**

**NO WORK MAY BE STARTED OR ALTERED UNTIL FINAL APPROVAL IS RECEIVED**

**NOTE: If changes are to be made to the initial request during construction, they MUST be approved in writing PRIOR the work.**

For Building and addition purposes all lots are defined as 50-ft. wide by 80-ft. deep.

Setbacks from lot lines: Front 15' from sidewalk closest to home. Rear setback 10'. Side setback 5'.

**1. All requests to make changes or additions to or around the outside of your unit must be submitted to the office for Manager review and approval. The Request can be forwarded to the Architectural Committee for recommendations and approval.**

2. The Board has the authority to approve or deny any requests.

3. Homeowners whose request has been denied have the right to appeal to the Board.

4. All requests must be on a form which asks for the following:

a. Plot plan (including position of home on lot)

b. Sketches of additions/changes including all exact dimensions

c. A written description of exactly what they want to do.

d. Description of materials to be used including style, color, etc.

e. Proposed construction timetable (with proposed completion date)

f. List the name of the Selected Contractor, Contractor to be named later or if a DIY project

5. All requests must be reviewed, and a decision mailed to the homeowner by no later than 30 days from the date of receipt of the request.

6. Once the Manager, Architectural Committee or the SRI Board approves a project, the homeowner is responsible for seeking all necessary permits, if necessary, from the City of Tarpon Springs and/or a variance from Stonehedge if necessary for projects that are outside of these guidelines.

A copy of all permits must be submitted to the office prior to the commencement of the project. The original permit must be posted at the job site.

**NOTE: Stonehedge Architectural guidelines can be more restrictive than the City of Tarpon Springs. Just because the City may allow certain changes that does not mean that Stonehedge has to allow them. Please inquire thoroughly about your project with Stonehedge first.**

### **FENCES:**

The only fences approved are picket style constructed of white PVC material. They may not exceed 48" in height and may not exceed the width of the home and the rear fence must be set inside the property line by one foot or more. Fencing on the side of homes or front yards is prohibited. No fencing can restrict access to utility easements or right of way.

### **IMPROVEMENTS:**

Any decks, sheds, screen rooms, or other additions may not infringe on the existing property setbacks. It also may not restrict, impede, hinder, obstruct or be in conflict with a neighbor on all sides of proposed improvements.

**Driveway widening is limited to a maximum of 14' total width from wall of coach.**

Homeowners are responsible to make sure that they and/or their Contractors CONTAIN DUST during RESURFACING projects and that CONCRETE DUST AND ANY CONSTRUCTION RESIDUE IS REMOVED FROM STREET AND SIDEWALKS UPON PROJECT COMPLETION.

No exposed wood is acceptable on any improvements. Exposed areas on Decks, Steps etc. must be composite materials or other Board approved materials

**NOTE: Decks or Patios etc. set over water lines (City or Well) become the full responsibility of the homeowner for any water line repairs**

All improvements must be consistent in color or structure with homeowner's existing dwelling. All approved structures must be anchored.

**SCREENS / PARTITIONS:**

All screens and/or partitions must be constructed of white PVC lattice or white PVC materials 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.
- Must be kept clean and free of mold.

**LATTICE**

Lattice made from white PVC vinyl or white PVC material may be used for the purpose of skirting the home and does not require Architectural Committee approval. A change form still must be submitted, and management approved. All other requests for the use of lattice must be submitted to the office for Manager's and/or Architectural Committee for review.

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

Brown lattice of any kind is prohibited.

**SOLAR PANELS**

Any proposed solar panel installations must be in compliance with the SRI Solar Panel Installation Guidelines. Inquire in office for Solar Guideline booklet.

Notwithstanding these guidelines, the type of structure to be erected, the purpose of such a structure whether called a fence or improvement, the type of materials to be used, and the placement of such structure, fence or improvement still need to be reviewed and approved by the Manager/Architectural Committee/Board. These guidelines are not considered exclusive nor override any existing deed restrictions or covenants of Stonehedge on the Hill. Nor do these guidelines superimpose any existing requirements for the City of Tarpon Springs.

The Manager, Architectural Committee or Board will respond to all requests in writing and a copy of the request and letter will be kept on files both in the office and with the committee.

Should the Board or Management fail to respond to submitted request within 30 days from the date received by the committee, it will be considered approved.

**Artificial Grass (Astro Turf)** Install requirements/guidelines:

Resident (owner) is responsible for Professional installation, all costs and maintenance related to the installation of artificial turf.

Requirements:

- Must be requested on Architectural change form and be approved prior to any installation
  - Product sample (request minimum 1 sq ft sample) must be provided with request
  - NOTE: Only High-end of the product line will be acceptable
- Must be solid green in color
- Normal lot setbacks and width restrictions must be maintained (see management for those setbacks)
- Perimeters (border material- no wood) must restrict invasion of grass and weeds from neighboring or surrounding areas of regular grass
- Stains, tears, fading, mold, etc., must be scheduled to be repaired in a timely manner (within 14 days of written notice)
- Professional installation to include proper base materials to be permeable and all product to have 15-year or more warrantee.

**Note:**

Architectural Committee members change from time to time. Check with the Board of Directors or Manager to find out the names of current members.

Revised 12/22/21 SRI Board Approved.