

SEVENOAKS



A Distinctive Residential Community

The Villas at Edenfield

Design Guidelines

OCTOBER 2023

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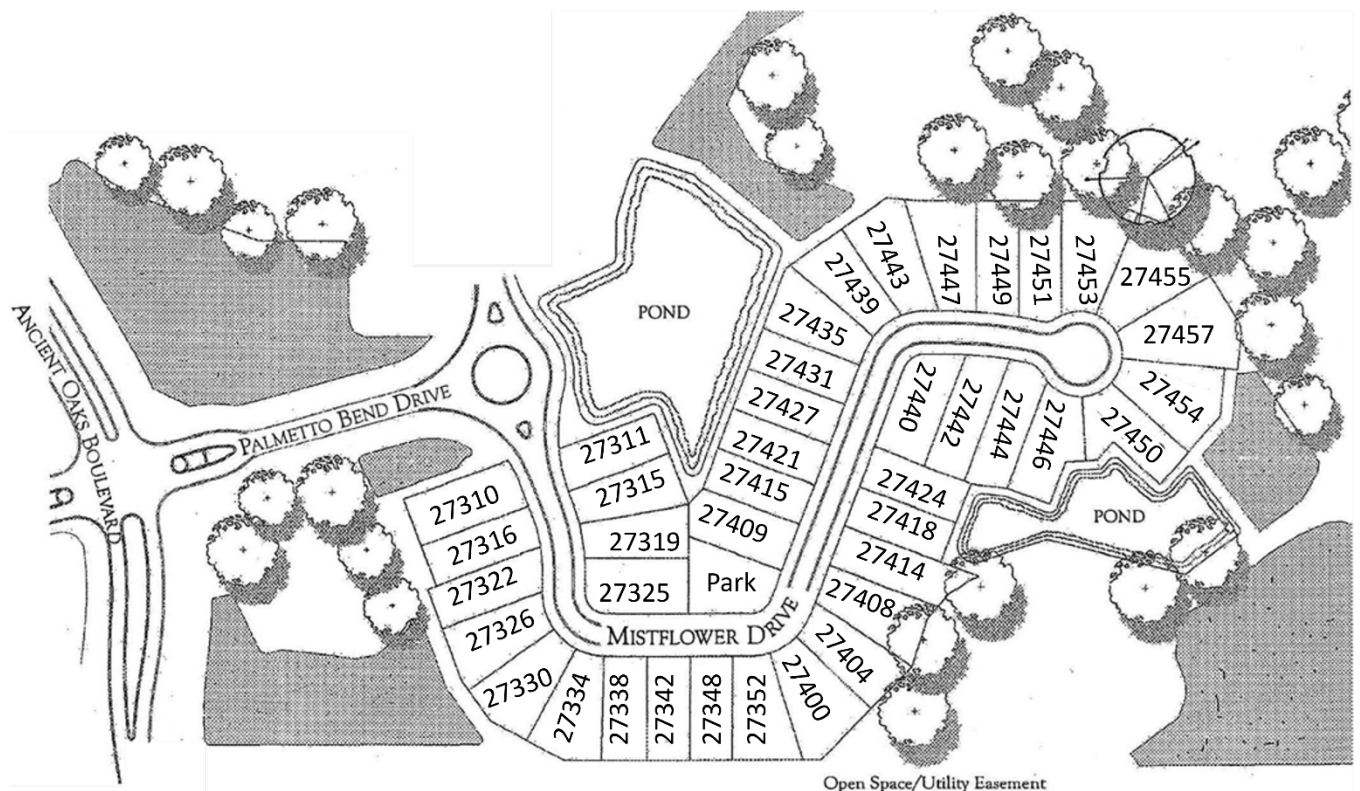
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INTRODUCTION



THE VILLAS AT EDENFIELD NEIGHBORHOOD MAP

The neighborhood shown above is specifically referred to in this current version of The Villas at Edenfield (VAE) Design Guidelines. For complete information on design standards, please also consult the Seven Oaks Master Design Guidelines.

These guidelines are subject to change without notice. For the most current and accurate information, please email a Board member of the Villas at Edenfield HOA.

VILLAS AT EDENFIELD BOARD AND COMMITTEE CONTACTS

Following are email contacts for The Villas at Edenfield Board Members and the Committees:

President: VAEpres@gmail.com

Vice President / Treasurer: VAEvpres@gmail.com

Secretary: VAEsecretary@gmail.com

Architectural Review Committee (ARC): vaebuilding@gmail.com

Building Committee: vaebuilding@gmail.com

Landscape Committee: vaelandscape@gmail.com

PURPOSE OF THESE GUIDELINES

These Design Guidelines are written to provide consistency and clarity intended to benefit homeowners by enhancing the aesthetics, property values, and overall quality of life in the Villas at Edenfield. Consistency and clarity in our Design Guidelines can also help foster a sense of identity and cohesion while protecting against undesirable changes and preserving the character of our neighborhood.

MODIFICATION APPROVAL REQUIREMENTS

Modification approval requirements are specified within each section below. Any modifications made without the required approvals as described shall be removed at the Owner's expense. Please contact [Villas at Edenfield board members](#) with any questions.

STRUCTURAL EXTERIOR MODIFICATIONS AND SPECIFICATIONS

All house styles shall remain as originally approved for the Lot.

APPROVAL REQUIREMENTS FOR STRUCTURAL EXTERIOR MODIFICATIONS

All new installations, changes, or updates to any of the components in this section must be approved before construction by the Villas Architectural Review Committee ([ARC](#)) and once approved by that committee, then by the Seven Oaks Design Review Committee (DRC). To request exterior structural modifications, please use the [Seven Oaks Architectural Modification Request \(AMR\)](#) form found on the Seven Oaks POA website. Once submitted, this form will come to the Villas ARC for review. The Villas ARC will forward approved requests to the Seven Oaks DRC for approval.

SPECIFICATIONS AND GUIDELINES FOR STRUCTURAL EXTERIOR COMPONENTS

Pools and Spas

Pools and spas shall be located with respect to the main structure and relationship to the sun in both summer and winter. Features such as existing trees, noise from pool equipment, and views from adjacent properties can seriously impact the usage and enjoyment of pools and spas and shall be carefully considered before final placement is selected. Swimming pools shall not be above ground. Swimming pools shall be designed to connect visually to the residence through landscaping and/or courtyard paving. Swimming pools shall not be permitted on the street side of the residence. All pool and spa equipment shall be screened so that it is not visible from any street, common area (lake) or adjacent property. Screening or buffering may be accomplished by the use of landscaping materials providing 100% opacity. Pools and spas shall be enclosed by a screened enclosure.

Screened Enclosures

Enclosure materials and color: All screened enclosures shall be constructed with white frames and charcoal screen material. Mill-finish aluminum is not permitted.

Enclosure roof materials, pitch, and style: No roofing made of aluminum, composite, metal, shingles, or sheet metal panels will be permitted. A composite ceiling may be installed *inside* a fully enclosed screen enclosure. The pitch of an enclosure roof shall be shown on preliminary plans and shall be subject to approval of the Villas ARC. Flat roofs will not be allowed.

Enclosure height: Screened enclosures shall not exceed one story.

Pool screened enclosures: Enclosures for pools must not be visible from the street in front of the residence.

Setbacks: House

- | | |
|--------------------------------|-----------|
| ● Front Yard | ● 20 feet |
| ● Rear Yard | ● 10 feet |
| ● Side Yard between structures | ● 20 feet |
| ● Side Yard on Corner | ● 20 feet |

Note: if driveway access is through the corner side yard, the minimum corner side yard setback from the lot line is 20 feet.

Setbacks: Pool Enclosure

- | | |
|-------------|----------|
| ● Side Yard | ● 5 feet |
| ● Rear Yard | ● 5 feet |

Solar Panels

Solar panels are the responsibility of the Owner including the maintenance and removal and installation when the roofs and/or shingles are replaced by the Association.

NON-STRUCTURAL EXTERIOR MODIFICATIONS AND SPECIFICATIONS

APPROVAL REQUIREMENTS FOR NON-STRUCTURAL EXTERIOR MODIFICATIONS

New installations, changes, or updates to any of the components in this section must be approved by the [Villas Building Committee](#) before making any changes. To request non-structural exterior modifications, please submit a completed *Villas Non-Structural Modification Request* form for the Building Committee's review found in the [Town Square Forms](#) section.

SPECIFICATIONS AND GUIDELINES FOR NON-STRUCTURAL EXTERIOR COMPONENTS

Below are specifications for non-structural components.

Chimneys and flues

No chimneys or flues will be allowed.

Decorative Lawn Items

Any decorative lawn items approved by the Villas Building Committee shall be in a landscape bed only. Such decorative items shall not encroach upon easements or setbacks. No outside decorative items shall be installed which may collect standing water.

Outside decorative lawn items shall not be more than twenty-four (24) inches in height, width, or depth. The materials and color used shall be generally subdued and in harmony with the natural surroundings of the home, lot, and community. No bright colors, unusual materials, offensive, or obscene items will be approved. No more than three outside decorative lawn items (excluding holiday decorations) shall be permitted to be displayed at a single time.

Plastic or other artificial flowers shall not be placed on the exterior of the residence so that they are visible from the street except for a decorative door decoration, which is not considered an outside decorative lawn item. Only one (1) garden yard flag no larger than 12 inches by 18 inches may be displayed in a planting bed.

Doors, Front Entry

All door styles shall remain as originally approved for the Lot. Front screen doors must be totally retractable. The colors of the frame must conform to the approved style. See [Exhibit D](#) in the Appendix.

Driveways, Sidewalks, and Poured Concrete

The design of The Villas of Edenfield provides a shared auto court at each unit that meets the auto court of the adjacent unit. No additional poured concrete, modifications, or other extensions of walkways, sidewalks, or driveways shall be permitted.

Fountains

Fountains must be placed only in appropriately landscaped beds and may not be seen from the street. Fountains may not exceed sixty inches (60") in height or width and shall not encroach upon easements or setbacks. Fountain water shall be kept fresh and only fountains with a recirculating pump system may be installed. All fountains must be silent between ten pm and nine am. Tabletop fountains are allowed inside screened enclosures, entryways, and patios.

Garage doors

Garage doors shall be equipped with automatic garage door openers. All garage doors must be paneled and/or provide window relief. Garage doors shall be kept closed except when vehicles are entering or leaving the garage.

Garage window coverings

All garage window coverings must be nonmetal white slated two-inch Venetian blinds.

Lighting

Garage light fixtures: All exterior garage light fixtures must conform to the approved style. See [Exhibit A](#) in the Appendix.

Exterior house lighting: Any exterior house lighting for aesthetic purposes, such as but not limited to up-lighting, shall be kept close to the exterior wall of the house. Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and the street. No light trespass will be permitted onto adjacent properties.

No color light sources shall be allowed unless Holiday Lighting. See also: “Outside Lighting, Art VIII Sec 1 BB” in the Declarations, Conditions, and Restrictions for Seven Oaks and “Holiday Lights and Other Lighting” in the Covenants, Conditions, and Restrictions for the Villas at Edenfield Art IV Sec. 25.

Gutters

All gutters shall be white.

Mailboxes

Mailboxes must conform to the approved style as shown in [Exhibit B](#) in the Appendix. All mailbox flags shall be gold in color. Owners shall be responsible for the maintenance, repair, and painting of their mailboxes and posts. However, the Board may elect to paint the mailboxes from time to time at their discretion.

Projections from the structure

With the exception of gutters, all projections from a residence or structure including, but not limited to, downspouts, exterior stairways, porches, railings, ramps, utility boxes, and vents shall match the color of the surface from which they project. Any change in color must be a compatible color.

Skylights

Skylight tubes are the only type of skylight permitted.

Windows

Only white window frames are allowed. Any replacement window style must be the same as the original.

LANDSCAPE: MODIFICATIONS AND SPECIFICATIONS

APPROVAL REQUIREMENTS FOR LANDSCAPE MODIFICATIONS

New installations, changes, or updates to any of the components in this section must be approved by the [Villas Landscape Committee](#) before making any changes. Modifications to plants and other décor on a lanai or patio are considered *interior* and do *not* require approval. To request landscape modifications, please submit a completed *Villas Landscape Modification Request* form for the Landscape Committee's review found in the [Town Square Forms](#) section.

SPECIFICATIONS AND GUIDELINES FOR LANDSCAPE

Edging

Edging may be placed around planting beds or trees only in the side and back yards with prior approval of the style, color, and type from the Villas Landscape Committee. No Owner shall install edging around the street trees or any trees in the front yard.

Fences, Hedges, and Walls

Fences, hedges, or walls of any kind are not permitted within the Property. A hedge is defined as a free-standing fence, line or boundary formed by closely growing bushes or shrubs around the boundary of the property creating a border or boundary on a lot.

Front Yards

The front yard is defined as the area between the street and the front of the house.

The front yard of each residence constructed on a Lot shall remain grass. No front yard shall be paved over (either concrete, asphalt or otherwise), or covered with rock, gravel, or other similar material, unless the initial construction by Declarant used an alternate plant ground cover due to heavy shade on the Lot. Thereafter, the same type of plant ground cover shall be used unless otherwise approved by the [Landscape Committee](#).

Nothing herein shall be deemed to prohibit the use of Xeriscape as defined in the Florida Statutes.

Mulch

Any change in mulch requires [Landscape Committee](#) approval, except if owners add mulch only around the trees and Owner-installed plants in the back or side yards, and that mulch is consistent with what is installed in the front by the Association. Any other mulch requires Landscape Committee approval. If an Owner requests rocks around any plants, the Owner must also install edging around the rocks.

Plants

Owners may install plants adjacent to the side and/or back of the building of an Owner's Lot that are compliant with the Landscape Standards section of the Seven Oaks Master Development Design Guidelines upon Villas Landscape Committee approval. No continuous shrubs will be allowed. Any removal or installation of plants or landscaping must be approved by the [Landscape Committee](#).

Potted Plants that Take Root

Please be aware that any plants in pots in your yard may break through and take root in the yard, violating our landscape guidelines. In such cases, Owner will be responsible for removing the rooted potted plant.

Stones and Stepping Stones

Stepping stones or decorative landscaping rocks or stones are not permitted in the front lawn area but may be placed around the side and/or rear of the building in the planting beds. The type of stepping stones or landscaping rocks and their location and placement must be approved by the [Landscape Committee](#) before installation.

LANDSCAPE MAINTENANCE RESPONSIBILITIES: VAE'S AND OWNER'S

VAE's Responsibilities	Owner's Responsibilities
At its discretion, the Board will plan and schedule maintenance of:	Owners are responsible for landscape maintenance as follows:
<ul style="list-style-type: none"> Plants and other landscaping installed or mandated by the Declarant. Plants installed at the Owner's expense in the front yard once the plants have become established and survived a minimum of six months. 	<ul style="list-style-type: none"> Approved Owner-installed plants installed at the rear or side of the house. Plants on the lanai, patio, and front entrance. Trimming all Owner-installed plants near the building to allow for a minimum of a one foot clearing to allow for painting. Removal of any encroaching roots and vegetation from the conservation area that could interfere with mowers. Removing any potted plants in their yard that have broken through the pot and become rooted.
<ul style="list-style-type: none"> Trees installed in the front yard by the Declarant. Trees installed in the front yard at the Owner's expense after Villas ARC approval once the tree has become established and survived a minimum of two years. Trimming trees, which includes but is not limited to cutting branches or limbs that touch the roof/buildings of the houses. Removal of any trees established by a certified arborist as dead. Any such trees that are removed will be replaced by the Association if such replacement is mandated by Pasco County. Maintenance of street trees. 	<ul style="list-style-type: none"> Tree maintenance and trimming in the side and back yards except in the conditions described herein in which the Association is responsible. Tree maintenance and trimming for trees installed in the front yard at the Owner's expense after Villas ARC approval until or if the tree has become established and survived a minimum of two years. <p>Note: Any Owner-installed landscaping must be maintained to the Landscape Standards, as defined in the SOPOA Master Development Design Guidelines. If such landscaping is not maintained to these standards, then the Association will fine the Owner or do the work and charge the Owner.</p>

MISCELLANEOUS

CLOTHESLINES

No outdoor clothesline, of any kind whatsoever, temporary, or permanent shall be permitted on any Lot, unless the clothesline is not visible from any adjacent lot or is inside a screened enclosure or on the lanai area abutting the rear of the house.

FLAGS AND FLAGPOLES

Political Flags of any kind are prohibited. Following are the specifications for flags and flagpoles according to FL Statutes Chapter 720.304(2)(a)(b):

“(2)(a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

(b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner’s real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Space Force, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.”

GARBAGE CANS

Storage of all garbage containers shall be in the garage and are permitted in the front yard only on collection day or after 6pm on the day prior to collection day.

MECHANICAL EQUIPMENT

All mechanical equipment for the home, including but not limited to water heaters, water softeners, generators, water filters, and vehicle charging stations must be inside the garage. Pool filtration equipment must be in the rear of the lot and screened from sight.

PROPANE TANKS

Installation of any propane tank is subject to the approval of the Seven Oaks DRC and the Villas at Edenfield ARC.

SIGNS: FOR SALE OR LEASE

Signs must conform to the approved style as shown in Exhibit C in the Appendix.

SPORTS COURTS AND EQUIPMENT

No sports courts, including but not limited to tennis, pickleball, or basketball may be installed, located, or used within the property.

No basketball goals, hoops, sports nets, or training equipment—either temporary or permanent—may be installed, located, or used within the property.

SPORTS AND RECREATIONAL TEMPORARY EQUIPMENT

Temporary recreational and personal equipment of all types or kinds must be removed and stored out of sight when not in use.

WEATHER PROTECTION

When the National Weather Service issues alerts and warnings for tropical storms or hurricanes for our area, residents are urged to take all possible precautions to secure homes and property. Many local publications provide checklists and information for hurricane preparedness.

Storm shutters, plywood, or tape to protect windows and sliding glass doors, may be installed two (2) days before an impending storm based on the National Weather Service or Hurricane Center's projected time of arrival of a storm. Protective devices should be removed within five (5) days after a storm has passed through the area. Permanently installed storm shutters must be approved by the Villas ARC and the Seven Oaks DRC.

APPENDIX

EXHIBIT A: GARAGE LIGHT SPECIFICATIONS

Following are specifications for replacing exterior garage lights:

GLOMAR 3-Light 22"

Wall Lantern Sconce with Clear Beveled Glass

White

Lights available from the following vendor:

Home Depot: Model #HD-888

SKU: 1000556619

[SATCO 3-Light - 22 in. Wall Lantern Sconce with Clear Beveled Glass White 60/888 - The Home Depot](#)

If purchasing from another vendor, please follow specifications exactly.



EXHIBIT B: MAILBOX SPECIFICATIONS

Following are mailbox specifications:

- 3" x 6' extruded aluminum pole in black.
- Cast aluminum finial and bracket in black.
- #1 Aluminum Mailbox in black.
- 2 sets of 3" vinyl numbers in reflective gold.
- Aluminum flag in gold.

Mailbox available from the following vendor:

Creative Mailbox & Sign Designs

13910 Lynmar Blvd. Tampa, FL 33626 Phone:
(813) 818-7100

An order form for Creative Mailbox & Sign
Designs may be obtained online at
www.sopoa.org

If purchasing from another vendor, please follow
specifications exactly as outlined in the Seven
Oaks Master Development Design Guidelines.



EXHIBIT C: SIGN AND POST SPECIFICATIONS

Following are sign specifications:

- Sign: Black powder-coated aluminum double sided, 23"x23" x .040" with metallic gold copy and border.
- Post: Crafted Wooden 4"x4" pressure-treated painted black.

Signs available from the following vendor:

Signs by Tomorrow

4520 W. Kennedy Blvd

Tampa, FL 33609

813-639-0066

If purchasing from another vendor, please follow specifications exactly.



EXHIBIT D: SCREEN SPECIFICATIONS FOR FRONT DOORS

Following are specifications for screen doors for the front door:

- Front screen doors must be totally retractable.
- The colors of the frame must match or complement the door.
- The screens must be charcoal in color.

One of the suppliers of approved retractable doors is Phantom Screens of Florida, Inc.

504 W. Fletcher Avenue

Tampa, FL 33612

727-372-5900

[Retractable Door Screens - Product Overview \(screendoortampa.com\)](https://www.screendoortampa.com)

If purchasing from another vendor, please follow specifications exactly.

