

Devonshire Homeowner Responsibility Quick Reference Guide

Encompasses some of the frequently asked homeowner questions.

Refer to the Devonshire Covenants and Design Review Board (DRB) Guidelines for further information.

General Information

- Devonshire Neighborhood website: <http://www.villagesofdevonshire.com>
- Devonshire's Unique Property Manager can be contacted at walvarez@uniquepropertyservices.com

Homeowners are responsible for:

- Pressure cleaning driveways, sidewalks (easement & entry), rear lanais & patio slabs.
- Keeping front landscaping beds free of decorations or statues; except up the sidewalk to the front entrance.
- Paying their (potable & irrigation) water bill; including any usage which results from irrigation or interior leaks.
 - To limit charges, report any irrigation issues promptly to the Property Manager
 - If irrigation settings are shortened by the homeowner and landscaping (lawns or shrubs) dies as a result, homeowners will be responsible for its replacement
- Keeping sidewalks clear. e.g. of vehicles.
- Parking (two) cars in the garage overnight.
- Sending the Property Manager their home insurance declaration page annually when it renews.
- Inspecting inside rooms, pantries, closets, A/C closets, front porches, lanai ceilings and garages for water leaks/stains and reporting all roof leaks to the Property Manager.
 - Repairing all roof vent leaks. If the cause of a leak is a roof vent, the homeowner is responsible for the cost of the repair.
 - Repairing any interior damage resulting from roof leaks.
- Contacting the DRB Chairperson for landscape issues, questions or concerns.
 - Submitting a DRB Change Request Application (available on the DRB page on the Devonshire website) for any and all landscaping and other items that require an application; as listed in the latest approved Villages of Devonshire Design Review Criteria. Applicable items include bird baths, changes to exterior windows, exterior landscape lighting, flower pots,

front door colors, gutters, hoses, lanai/screen enclosures, lawn ornamentation, new plantings (except for annual/seasonal plantings), patio awnings, satellite dishes, screen/storm doors, sidewalk edging, storm protection for windows, and trellises.

- Putting trash and recycling bins by the curb after 6:00 PM on the day prior to a scheduled pick-up day.
 - The Holiday Trash Collection Schedule can be found at <https://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/trash-and-recycling/holiday-trash-collection-schedule>
 - Place the plastic trash bin by the curb after 6:00 PM on Sundays & Wednesdays.
 - Place the plastic recycle bin by the curb after 6:00 PM on Sundays.
 - Place yard waste by the curb after 6:00 PM on Wednesdays.

Holiday Lighting & Décor

- Placing holiday decorations on their property
 - If placed on lawn areas, the homeowner must remove the decorations prior to the designated weekly lawn mowing day. This allows landscapers to mow and trim the yard, which is an HOA responsibility, and not damage the decorations. After mowing is completed, the homeowner can replace the lawn decorations.
 - Per Arbor Greene’s Design Criteria & Community Standards June 20, 2019 (page 25 of 59) – “[Decorations are] Permitted no more than four (4) weeks before an event and shall be removed no more than two (2) weeks after an event. Holiday lighting shall not create a nuisance or interfere with adjacent properties or roadways. Flashing strobe lights are not permitted.”

Painting

- Ensuring window caulking is intact between building paintings and repair/replace as needed
 - Reporting outside stucco cracks that need sealing between exterior paintings to the Property Manager; including those in the interior & exterior garage walls.

Inspections

- Inspecting the outside of their property and reporting concerns to the Property Manager.

Interiors

- Maintaining/repairing the interiors of the home including walls, slab, and ceilings.

Additional Resources

- The Devonshire website (<http://www.villagesofdevonshire.com/>) is a wealth of information and includes the following:
 - **Site Directory**
Resident Directory (requires a password which can be requested via the site), Meeting Minutes, Rules & Regs, Board Updates, Committees, Useful Tips, Welcome Documents, Financial Information
 - **Rules & Regulations**
Covenants, Articles of Incorporation, Board Bylaws, Property Use Restrictions, Leasing Amendment, Design Review Board Standards, DRB Application Form, Parking Resolution, Vehicle Parking Waiver Form
 - **Welcome Documents**
New Resident Welcome Letter, Short List of Restrictions, Hillsborough County Verified Service List, Phone List of Services, Home Advisor Improvement Pros
 - **Resident Information**
Home Improvement Services, Lawn Irrigation Information, Senior Citizen Solid Waste Discount, Lawn Maintenance Schedule, Watering Times Update, Trash & Recycling, Resident Directory (requires a password which can be requested via the site)
 - **Contact Us**
HOA Communication Form

Approved BOD 10/6/2020