

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 Property Manager can be contacted at (813) 879-1139 ext. 108 or via email at mrodriguez@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.
- Keeping resident's cars kept in the garage overnight. No overnight parking in the driveway (except for parking waived vehicles).
- 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.
 - The homeowner is responsible for the cost of the repair of roof leaks from roof penetrations or pipe flashing (not part of the roofing system). The HOA is responsible for the repair of roof leaks from off ridge vents/ridge vents (part of the roofing system).
 - Repairing any interior damage resulting from roof leaks.
- Contacting the property manager (mrodriguez@uniquepropertyservices.com) 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 garbage bins, recycle bins and yard waste by the curb after 6:00 PM on the day prior to a scheduled pick-up day.
 - The garbage, recycle and yard waste collection days along with the Holiday Trash Collection schedule can be found [here](#).

Holiday Lighting & Décor

- Placing holiday decorations on their property
 - Decorations must be placed in areas as to not impede landscape access for mowing such as mulched areas. Homeowners are responsible for maintaining inflation.
 - 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