

VILLAGES OF DEVONSHIRE DESIGN REVIEW CRITERIA

[Revised December 2, 2024]

VILLAGES OF DEVONSHIRE DESIGN REVIEW CRITERIA

The Design Review Criteria of Devonshire addresses changes for which Devonshire homeowners most commonly submit applications to the Design Review Board. They are not intended to be inclusive or exclusive.

The Design Review Board (DRB) shall regulate the exterior design, appearance, and thereon in such a manner as to promote those qualities in the community that bring value to the properties; and to foster the attractiveness and functional unity of the community as a place to live, including a harmonious relationship among structure, landscaping and topography.

All of the below require a design review application form. No work, OTHER THAN EXCEPTIONS NOTED BELOW, will commence until after approval from the Design Review Board.

- All DRB applications, drawing, schematics and photos must be legible and/or clear.
- Inability to read or interpret the improvements, alterations, modifications, or additions may cause a delay in approval.

Please attach/include the following where applicable to the DRB application:

- Written description of work to be done
- Drawing, schematic, photo and/or plan
- Measurements of items requested (when applicable, i.e., Lanai extension)
- Copy of Contractor's License (when applicable)
- Copy of Contractor's Liability Insurance (when applicable)

Please return your completed DRB application along with any additional documents to Maria Rodriguez either by email to mrodriguez@uniquepropertieservices.com or by U.S. mail to:

Unique Property Services
P.O. Box 2878
Riverview, Florida 34568-4320
Attn: Maria Rodriguez

All applications will be considered within thirty (30) days after receipt of request at the next DRB Committee meeting (see Exception below). Applications must be approved by the Design Review Board. If a homeowner proposes any changes to a prior approved application, a revised DRB application must be submitted indicating it is a revision to a prior application.

EXCEPTION: ***See change pg. 9** - When homeowners submit a DRB application for something listed in the approved DRB Guidelines, an open DRB Committee Meeting to seek approval is not needed.

1. The DRB Chair receives the DRB application(s) from the homeowner or property manager.
2. The DRB Chair reviews the new DRB application(s) to assure all DRB Guideline Criteria is met. If it is not, the DRB Chair returns the application to the homeowner or property manager, along with referenced DRB Criteria, so that application changes can be made and the application can be resubmitted.
3. After receiving the revised application, the DRB Chair emails it to the DRB Committee members to assure it meets all of the criteria listed in the DRB Guidelines.
4. Once the submitted application is reviewed and meets the DRB Guidelines, the DRB application is signed by the DRB Chair as approved. A copy is emailed to the property manager & homeowner.

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5. All approved DRB applications are reported at the nearest scheduled Board meeting.

The property owner acknowledges and agrees that they are solely responsible for determining whether all improvements, alterations, or additional described comply with all applicable codes, ordinances, laws, rules and regulations, including, without limitation, zoning ordinances, and building codes. All authorizations are subject to property owner securing all applicable permits and contractor's license and liability insurance when applicable. Also, the Design Review Board (DRB) shall not be held liable for any injury, damage or loss arising out of the manner or quality of approved construction or modifications.

Failure to get prior application approval for any additions or alterations may result in fines being assessed to property owner. All DRB applications or requests must be submitted in writing to cory@uniquepropertyservices.com or delivered to the DRB Chairman.

Any homeowner who requests to hire a contractor to do work normally maintained by the HOA such as plantings, irrigation, etc., must state such on their DRB application. Should the request be approved by the DRB, the homeowner is responsible for payment to the contractor. The HOA will not reimburse homeowners for any such project. The HOA assumes no maintenance of the project for one year.

Any party aggrieved by a decision of the Design Review Board shall have the right to make a written request to the Board of Directors of the Devonshire Homeowners Association within thirty (30) days of the decision for the review of the decision. The decision of the Board of Directors shall be final.

BIRD BATHS

1. Only one bird bath per property
2. Only to be placed within the large sidewalk garden adjacent to the front entrance or at rear of property in garden or grass
3. Only to be used as a bird bath
4. Must be kept clean

CAMERAS, VIDEO DOORBELLS AND SECURITY LIGHTS **see change pg. 11*

1. Cameras and security lights are allowed. The security light must not interfere with neighbor(s).
2. Cameras must be installed by a licensed and insured electrician.
3. It is not mandatory that video door bells be installed by an electrician if additional wiring is necessary.

EXTERIOR CHANGES TO WINDOWS

1. Name of contractor
2. Copy of contractor's license and insurance
3. Sketch of area where windows will be removed and replaced
4. Specifications of the windows
5. Color: White
6. Front windows that currently have muntins (narrow strips of metal that divide the glass into smaller panes) need to be replaced with same.

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EXTERIOR LANDSCAPE LIGHTING*[see change pg. 10](#)

1. Limit of six (6) solar lights along large sidewalk garden adjacent to front entrance and no more than two (2) low voltage spotlights per tree in that garden
2. Limit of ten (10) solar lights in garden around lanai area and one (1) low voltage spotlight per tree in rear of unit

FLOWER POTS

1. Limit of three (3) on front foyer and (3) to rear of unit only in garden area
2. No pots are to be placed on sidewalks, in front of garage, in front gardens or alongside of unit
3. Owner is responsible for keeping plants in pots watered and fresh

FRONT DOOR COLORS *[see change pg. 11](#)

1. Only Sherwin-Williams “All Surface Enamel” Oil Base Gloss paint may be used
2. Colors: Country Squire, Spicy Hue, Softer Tan, Charcoal Blue, Link Gray, Salute, and Tricorn Black [Click here to view colors](#)

FRONT DOOR CRITERIA *[see change pgs. 11&12](#) – Door must be rectangular in shape and may or not contain glass

1. Material – Solid door must be six panel raised style. Door may be constructed of:
 - a. Wood
 - b. Metal
 - c. Fiberglass
 - d. Composite
2. Glass or insert – Any door containing an insert must meet all building and safety codes. Door may be:
 - a. ¼, ½, ¾, or full length glass insert
 - b. Glass may be smoked, frosted or clear but not be stained glass
 - c. Patterns in the glass are allowed and may be etched with traditional or a geometric pattern
3. Door frame – framing around door must be white

GARAGE DOOR CRITERIA *[see change pg.12](#) – Replacement doors must be similar in make, style as well as color to existing garage doors.

1. Four panel with eight raised panels per panel
2. Metal construction



GUTTERS *[see change pgs. 10&11](#)

1. To be installed only by licensed and insured contractor
2. Proof of insurance and license
3. Specifications: 6" MINIMUM, white, seamless aluminum
4. No gutters on front of house (garage)
5. Owner must notify contractor about using care if it is necessary to get on the tile roof

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HOSES *see change pg. 12

1. All hoses shall be kept on a reel, in a container designed to store a garden hose, in a container that keeps the hose neatly coiled and concealed from view or coiled on ground between shrubs
2. No hoses shall lay on sidewalks, driveways, shrubs or grass

LANAI/SCREEN ENCLOSURE *see change pg. 7

1. Only to be installed by licensed and insured contractor
2. Color: White
3. Owner is responsible for any sprinklers or shrubs that need to be moved before project and replaced after project
4. Owner must submit drawing of where shrubs and sprinklers are located
5. Critter guard is approved.

LAWN/GARDEN ORNAMENTATION *see change pgs. 7 & 11

1. Only to be placed in large sidewalk garden adjacent to front entrance and situated to back of the garden
2. Limit of two (2) statues/ornamentation per unit
3. No gazing globes allowed
4. No ornamentation on pedestals or in bird baths
5. Inflatable Holiday Decorations must be placed in areas as to not impede landscape access for mowing such as mulched areas. Homeowners are responsible for maintaining inflation.

MAILBOXES *see change pgs. 12&13 -

Replacement mailboxes must be similar in make and style to existing mailboxes.

1. Must be black with red “flag”
2. Metal construction post mounted with front entry
3. Approximate Dimensions: 8.9" H x 6.9" W x 20.1" D
4. Silver or gold numbers 1" in height
5. [Available at Walmart](#)



MULCHING *see change pg 13

Owner supplied mulch must be large dark brown pine bark nuggets or similar

NEW PLANTINGS *see change pgs. 12&13

Any alteration of landscaping or topography require submission of a DRB application (see exception below) along with:

1. Sketch of the location of plants that are being removed
2. Sketch of the location of plants and type of plants that are going to be planted
3. Owner is responsible for replacement of any sprinklers or drip lines that are disturbed or broken during the replanting process
4. Owner is responsible for their own new plantings for two years. (Exception: Owner is responsible for any trees they plant)
5. Owner will have all utilities located before work is started

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6. Plant names may be either be the scientific name or a common name listed on the Devonshire Approved Plant List or the Florida Friendly Landscaping Plant Guide (available at www.villagesofdevonshire.com on the Design Review page).
7. Should you desire a plant not yet approved, include the plant on your DRB application and the DRB will research the plant. Should the plant be approved, it will be added to the list.

EXCEPTION: Annuals (seasonal plants) or approved plantings planted to the side or back of the home are permitted without approval. However, those who choose to plant annuals in their front gardens should understand that annuals require continuous care and hand watering. Owner must be willing to maintain them properly and remove them when they become 'aged out' or die. If not taken care of, owner will be notified and if not removed, the DRB will remove.

PATIO/LANAI AWNING* [see change pg. 11](#)

1. Owner must submit application for approval
2. DRB will review style, fabric and color

SATELLITE DISHES

1. Only to be placed at side or rear of unit in the least visible spot it can receive transmission
2. Not to be installed on the roof or on a pole
3. No larger than 18 inches in diameter

SCREEN/STORM DOORS * [see change pg.7](#)

Andersen 3000 Series: HOME DEPOT. Two styles are acceptable

1. Slide-a-way retractable screen
2. Interchangeable full-length glass and insect screen

Either must be:

- Color: White or almond
- Glass: Clear
- Handles: Nickel or brass
- Kick plate is acceptable, but picture of model needs to be attached to application

OR

Larson Doors: LOWES. Two styles are acceptable

1. 'Tradewinds' — Full view door with retractable screen — has bar in middle
2. 'Signature'- Full view door with interchangeable screen and glass doors — no bar in middle

Either must be:

- Color: White or almond
- Glass: Clear
- Handles: Nickel or brass
- Kick plate is acceptable, but picture of model needs to be attached to application

OR

Andersen 4000 Series; Full view dual pane insulating glass storm door

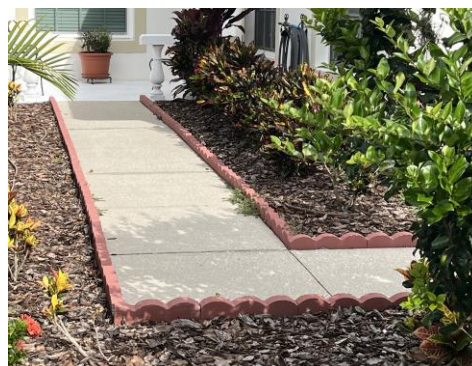
- Color: White aluminum frame

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- Glass: Clear
- Handles: Nickel or brass

SIDEWALK EDGING*[see change pg. 13](#)

1. Brown, black, brick red, light (natural concrete) or dark gray in color
2. Not to be used in front of front garden
3. Owner will be responsible for maintaining



STORM PROTECTION FOR WINDOWS

1. Must be removable
2. Must be removed within a week after storm/hurricane danger has passed

TRELLIS:

1. Two trellises per unit
2. Colors: White or black
3. Not to be attached to unit
4. Only to be placed at side of unit or in rear garden of unit



ADDITIONAL CRITERIA APPROVED AS BELOW:

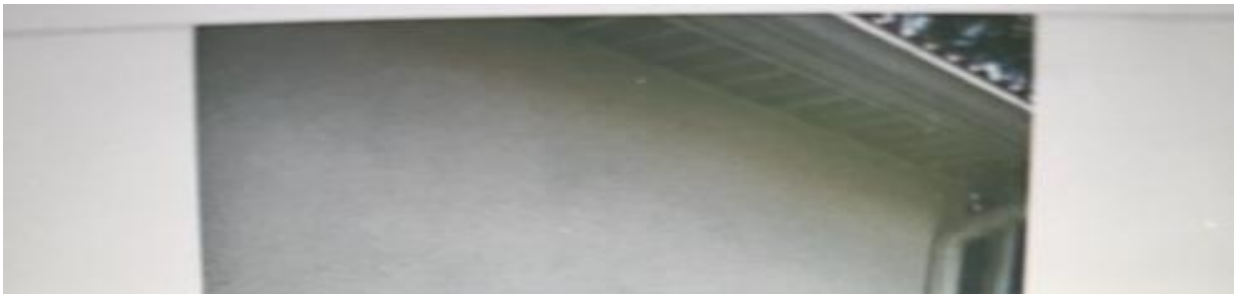
CHANGE LOG	
Date	Change Description: Added to Screen/Storm Doors
21-May-2018	Screen/Storm Doors: added Andersen 4000 Series, full view dual pane insulating glass storm door, white aluminum frame with either nickel or brass handles
Date	Change Description: Added to Lanai/Screen/Enclosure
25-Mar-2019	<ul style="list-style-type: none"> • Width of the ground level concrete deck may not extend past the width of the home • Length of the ground level concrete deck may not extend out more than 10 feet from the rear exterior all of the home • Color of the critter guard (kick plate) must be white and not higher than 18 inches.
Date	Change Description: Added American Flags
30-Jun-2020	American Flags: The American Flag is the only flag that can be flown in a flagpole holder placed above or to the side of the top of the garage.
Date	Change Description: Added to Lawn/Garden Ornamentation
6-Oct-2020	Garden Flags:

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	Garden and seasonal flags can be placed in the front entry gardens located between the sidewalk and the garage wall. Garden flags are smaller flags normally no larger than 12" x 18". Garden flags cannot contain advertisements, anything offensive or controversial.
11-Dec-2023	Inflatable Holiday Decorations: Decorations must be placed in areas as to not impede landscape access for mowing such as mulched areas. Homeowners are responsible for maintaining inflation.
Date	Change Description: Outdoor Lamps and Replacement Lamps
30-Mar-2021	<p>Outdoor Lamp Replacement</p> <ul style="list-style-type: none"> • Maintaining outdoor lamp sconces are the homeowner's responsibility. When painting, black paint must be used. If homeowners select NOT to paint their existing outdoor lamps, they may replace it with an approved DRB recommended outdoor sconce. • A DRB application must be submitted for all lamp replacements. DRB approved outdoor lamp sconce is Townhouse Black 15 ½ "High Outdoor Wall Light. It can be purchased from Lampsplus.com

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	Change Description: Added Lattice Utility Screens
29-Mar-2022	<p>White Lattice Utility Screens</p> <ul style="list-style-type: none">• White Lattice Utility Screen can be placed around the A/C unit.• Three sides of the A/C unit must be covered by either lattice (as shown in the below picture), bushes or a combination thereof. The surrounding lattice/plants needs to be tall enough so that they conceal the AC unit.• There needs to be enough room for the air conditioning service person to access the compressor.



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Date	Change Description: Added to DRB Application/Approval Process
26-Jul-2022	<p>DRB Application/Approval Process: When homeowners submit a DRB application for something listed in the approved DRB Guidelines, an open DRB Committee Meeting to seek approval would not be needed.</p> <ol style="list-style-type: none"> 1. The DRB Chair receives new DRB application(s) from the property manager. 2. The DRB chair reviews the new DRB application(s) to assure all DRB Guideline Criteria is met. If it is not, the DRB Chair returns the application to the property manager, along with referenced DRB Criteria, so that application changes can be made and the application can be resubmitted. 3. After receiving the revised application, the DRB Chair emails it to the DRB Committee members to assure it meets all of the criteria listed in the DRB Guidelines. 4. Once the submitted application is reviewed and meets the DRB Guidelines, the DRB application is signed by the DRB Chair as approved. A copy is returned to the property manager who notifies the

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	homeowner. All approved DRB applications are reported at the nearest scheduled board meeting.
11-Dec-2023	A homeowner may submit a revised DRB application. Select the checkbox on the application indicating a revised application rather than submitting an entire new application.
22-Jan-2024	Change time for DRB Board to review submitted DRB application from forty-five (45) to thirty (30) days.
Date	Change Description: Added Exterior Landscape Lighting
26-July-2022	Exterior Landscape Lighting: <ul style="list-style-type: none"> A limit of 8 lights (solar/low voltage) along large sidewalk garden adjacent to front entrance and no more than 2 solar/low voltage spotlights per tree in that garden. Limit of 10 solar/low voltage lights in the garden around the Lanai and 1 low solar/voltage spotlight per tree in the rear of unit.
Date	Change Description: Added to Gutters
19-October-2022	Gutters: <ul style="list-style-type: none"> Every house that doesn't have gutters (from the front edge of the garage to the front door and or along the long side of the house) will be encouraged to have them installed. Those homeowners who decline will be responsible for replacing any plants damaged by roof cleaning. The HOA will not pay for damaged plants/bushes replacement. Homeowners are responsible for regularly maintaining gutters, which includes keeping them free of leaf debris. Before the roofs are cleaned, homeowners will be asked to have their gutters inspected and cleared of leaf debris.
Date	Change Description: Added to Patio/Lanai Awnings
10-July-2023	Patio/Lanai Awning: Style, fabric and color should be similar to existing approved awnings in Devonshire. It should be of earth tone color(s) or color combination. Awning must be installed by a licensed and insured vendor.
Date	Change Description: Added Cameras, Video Doorbells and Security Lights
10-July-2023	Cameras, Video Doorbells & Security Lights: <ul style="list-style-type: none"> Cameras and security lights are allowed. The security light must not interfere with neighbor(s). Cameras must be installed by a licensed and insured electrician.

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	<ul style="list-style-type: none"> It is not mandatory that video doorbells be installed by an electrician if additional wiring is not necessary.
Date	Change Description: Revised Front Door Colors
25-October-2023	<p>Front Door Colors: Formally, Porter Paint colors were used. Porter Paint was purchased by PPG. Former colors have been matched to the following:</p> <ul style="list-style-type: none"> Only Sherwin-Williams “All Surface Enamel” Oil Base Gloss paint may be used. Colors: Country Squire, Spicy Hue, Softer Tan, Charcoal Blue, Link Gray, Salute, and Tricorn Black Click on this link to view current colors
Date	Change Description: Added to Lawn/Garden Ornamentation
11-Dec-2023	<p>Inflatable Holiday Decorations: Decorations must be placed in areas as to not impede landscape access for mowing such as mulched areas. Homeowners are responsible for maintaining inflation.</p>
Date	Change Description: Added Front Door Criteria
22-Jan-2024	<p>FRONT DOOR CRITERIA – Door must be rectangular in shape and may or not contain glass</p> <ol style="list-style-type: none"> Material – Solid door must be six panel raised style. Door may be constructed of: <ol style="list-style-type: none"> Wood Metal Fiberglass Composite Glass or insert – Any door containing an insert must meet all building and safety codes. Door may be: <ol style="list-style-type: none"> ¼, ½, ¾, or full length glass insert Glass may be smoked, frosted or clear but not be stained glass Patterns in the glass are allowed and may be etched with traditional or a geometric pattern <ul style="list-style-type: none"> Door frame – framing around door must be white
Date	Change Description: Added New Planting Criteria
22-Jan-2024	<p>All new plantings must be listed on either the Devonshire Approved Plant List or the Florida Friendly Landscape List (both located on www.villagesofdevonshire.com Design Review page). Should an owner request a plant not listed, the DRB will research the plant and make a determination whether approved. Should a new plant be approved, it will be added to the Devonshire Approved Plant List.</p>

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22-Jan-2024	New plantings planted to the side or back of the unit that are listed on either on the Devonshire Approved Plant List or the Florida Friendly Landscape List (both located on www.villagesofdevonshire.com Design Review page) do not require a DRB application.
Date	Change Description: Added Garage Door Criteria
25-Jun-2024	Replacement doors must be similar in make, style as well as color to existing garage doors. Four panel with eight raised panels each. Metal construction.
Date	Change Description: Added text to Hose Criteria
25-Jun-2024	“in a container designed to store a garden hose, in a container that keeps the hose neatly coiled and concealed from view” text added to criteria
Date	Change Description: Added Mailbox criteria
25-Jun-2024	Replacement mailboxes must be similar in make and style to existing mailboxes. <ol style="list-style-type: none"> 1. Must be black with red “flag” 2. Metal construction post mounted with front entry 3. Approximate Dimensions: 8.9" H x 6.9" W x 20.1" D 4. Silver or gold numbers 1” in height 5. Available at Walmart
Date	Change Description: Added text to Sidewalk Edging
25-Jun-2024	“brick red, light (natural concrete)” text added
Date	Change Description: Change text item #4 “new Plantings”
2-Dec-2024	4. Owner is responsible for their own new plantings for two years
Date	Change Description: Add Mulch criteria
2-Dec-2024	Owner supplied mulch must be large dark brown pine bark nuggets or similar