

**Cypress Village Property Owners Association, Inc.**  
**108 Cypress Blvd W, Homosassa, Florida 34446**  
**(352) 382 – 1900**

Home AND/ OR SHED Paint/Repainting/Siding Permit Request

Date: \_\_\_\_\_

Street Address: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Contractor/Builder Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

This permit request grants permission for an ACB member to enter the property 9:00 am and 5pm to inspect the permitted work if the owner is home or not home.

Office	Applicant	
		Type of Siding (color samples are required)

or

		Exterior Colors ( 2" x 2" paint color sample(s) are required House Body Color _____ Trim Color _____ Entry Door Color _____ Garage Door Color _____ Shed Color _____ Shed Trim Color _____ Shed Door Color _____ Roof Color _____ <b>Picture of Residence is required</b>
		Signed the Architectural Control Board Guidelines for Exterior Colors.
		Check Financial Status / Verify Address Lot and Block

Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Completed Application

Incomplete Application (circle items not submitted)

Renovation Permit(s)

ACKNOWLEDGEMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Owner and Contractor hereby agree as follows:

- 1.) Owner and Contractor acknowledge that each has received a copy of the Cypress Village Property Owners Association, Inc.'s., Declaration of Restrictions, Articles of Incorporation and Bylaws. ("Governing Documents") as such may be amended from time to time.
- 2.) Owner and Contractor recognize that Owner is ultimately responsible for all renovation performed upon Owner's property and is responsible for ensuring that the contractor complies with all duties and responsibilities placed upon Owner by the Governing Documents.
- 3.) Owner and Contractor acknowledge that the Owner may be fined and or penalized as provided within the Governing Documents for any violations of any duties or obligations placed upon Owner by the Governing Documents.
- 4.) Owner and Contractor acknowledge that neither Owner nor Contractor may encroach upon the Common Areas as established within the governing Documents and may not trespass upon any other property within Cypress Village subdivision or rights-of-way's during renovation. Neither Owner nor Contractor may damage another's property within Cypress Village and shall not create a nuisance upon any property within Cypress Village.
- 5.) Owner and Contractor acknowledge that any damages caused by either to any property within Cypress Village may, at the option of the Association, remedied by the Association and the costs incurred in remedying such shall be borne by Owner. These costs include all costs incurred by the Association and may include reasonable attorney's fees and litigation costs.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Owner Name: \_\_\_\_\_

(Printed)

(Signature)

Contractor: \_\_\_\_\_

(Printed)

## **Architectural Control Board Guidelines for Exterior Colors**

### **Purpose**

The overall color scheme of a residence or development must reflect a cohesive pattern. These guidelines recognize that the review of a residence's color scheme is a balance between an owner's creativity and individuality, the architectural style of the building and an overall harmonious vision for the neighborhood.

Materials and colors used in the architecture must be those that are compatible to the local area. Color schemes for both the building and roof must be blended and found in the natural landscape such as earth-toned solids (browns, greens, greys, etc.), bedrock and woodland vegetative growth. Bright colors are found in very small quantities in nature, they are prohibited because they are highly visible and less compatible. The desired result is to blend the architectural structure with the natural surroundings and lessen the visual impact.

### **Appropriate**

- The number and type of building colors appropriate for and consistent with the architectural style.
- Low reflectance exterior colors.
- Gutters, downspouts, utility boxes, meters, etc. painted as part of the overall color scheme.
- When the primary paint used on the house is neutral, the trim must be of the same tonal value.

### **Inappropriate**

- Colors that are bright or labeled as "electric", fluorescent or day glow colors.
- Colors that constitute a glaring and unattractive contrast to surrounding residences.
- More than three different colors or color shades used on a single residence.
- Single color schemes. For example, using one color on every surface. The use of a single color on all surfaces must be avoided. A two or three-color scheme is encouraged to provide visual appeal. The main body color must be the predominant color of the residence. The trim color is applied to architectural elements such as windows, doors, columns, porches, garage doors, etc. The trim color must be a lighter or darker tone of the main body color, a complimentary color to the main body color or a neutral color. In a three-color scheme, the accent color must be used sparingly to highlight certain architectural elements such as a front door.
- Color used to obscure important architectural features.

Color charts that have been approved by the Architectural Control Board are located in the Administration building and must be followed in conjunction with the above policy.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

garages shall be constructed upon any Lot. No garage shall be used as living space.

4.2.2 Roofs - Roofing material must be architectural grade with minimum twenty-five-year warranty, certified to wind load requirements of the Florida Standard Building code. Colors must be compatible with the Residential Unit color and the overall standards of the community. Roof pitch must be a minimum of six/twelve pitch on all Residential Units and a minimum of five/twelve on all villas/patio homes.

4.2.3 Impervious Surface Ratio - The area of Impervious Surface on Owner's Lot shall be a maximum of fifty percent of the total surface area. Owner shall provide this calculation with Owner's permit application.

4.2.4 Exterior Residential Unit/Garage Door Color - Prior to painting or repainting the exterior of a Residential Unit or a garage door, even in the existing color, Owner shall apply for and obtain a permit issued by the ACB. All colors must conform to the ACB approved color selections in effect at the time of painting/repainting. If painted, garage doors shall be white or the color of the dwelling or trim.

4.2.5 Driveway and/or Walkway Color - Un-tinted or uncolored cement is preferred by the Association; however, if Owners prefer to tint, paint or color Owner's driveway or walkway, such color must be neutral, earth-tone or pastel. Owner's driveway or walkway shall only be constructed of either concrete, brick pavers or brick or such other material as may be approved in writing by the ACB. Paint color shall not be changed from its original approved color without an ACB permit.

4.2.6 Accessory Buildings - Accessory or additional Buildings are prohibited within the Subdivision.

4.2.7 Temporary Structures - Any temporary structures used for parties, ceremonies, celebrations, etc., must be removed within 72 hours following the event.

4.2.8 Furniture (except that specifically manufactured for outdoor use), gas/charcoal grills, toys, swing sets, jungle gyms, bicycles, art displays not suited for landscaping, large or multiple items, excessive landscaping, hobby or commercial displays, and similar items may not be placed in the front or side yard of the Lot. Basketball back boards, hockey nets and similar sports equipment are not permitted within the County right-of-way or in any cul-de-sac.