

Village Run Homeowners Association

Architectural Modification Request Procedure

The current board is trying to help homeowners have a clear understanding of the procedures that fall under the category of Architectural Modification Requests. ***Our covenants state that it is required that homeowners request permission, in writing, from the board before making changes to the exterior of their property.*** While the board would like to maintain the value of all homes in our community, the covenants serve as an instrument of protection for everyone. Section 5.9 of the covenants include the phrase “shall be maintained by the owner in first class condition”. This is the goal of the board.

All homeowners should have a copy of the Declaration of Covenants and Restrictions. When you purchased your home, the previous owner should have left them for you. If you have misplaced your copy, or never received one, you may visit the Master Association’s website to reference the document or to print your own copy. The location of these documents is: <http://eastvillageofvenice.com/village-run.html>. Look under “Documents”.

Homeowners typically paint their homes, change landscaping, install new windows, invest in a new roof, and so on. To enforce these covenants, the board has created an Architectural Review Committee that is made up of all the members of the Village Run Board of Directors. Before making any changes to the exterior of your home, it is required that you complete an Architectural Modification Request Form, and submit it to the President of Village Run. A copy of the form can be found on the website at the same location described above, and once completed may be submitted electronically, or in person to the President.

Once the form is submitted, all members of the board will evaluate your request using such criterion as: How does this request meet the standards of the Covenants? Will the result of the request match the current conditions in the neighborhood? How does the request meet the nine principles of the Florida Friendly Landscaping Program? These are a few of the things used to determine the merits of each request.

The board members may find it necessary to visit your property to see first-hand what is being requested. We may call you for further clarification. The board will then vote, and a decision of “Acceptance” or “Rejection” will be made. The Board of Directors will inform the homeowner of the decision as soon as possible, both by phone and by sending the homeowner a copy of the approved Request form. Once your request is “Accepted” work may begin on the project. If “Rejected”, where possible, the Board will supply documentation or information which led to the decision. The homeowner may then submit a new modification request. As before, The Board will vote on the request.

If you have any questions pertaining to Architectural Modification Requests, please contact the President of Village Run.

December 19, 2016