

**Villas West Architectural Specification**  
**Specifications for Enlarging a Back Porch**  
**Specification No: VWAS 03**

Issue Date: 04-20-1999  
 Revision Date: 05-14-2013  
 Revision Level: D  
 Board Approval Date: 05-14-2013  
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**General:** An Architectural Alteration Application, Form No. AAA, requesting enlarging a back porch must be submitted to the Architectural Committee for review. The Architectural Committee will submit its recommendation to the Board of Directors for final approval.

**Specifics:**

1. The homeowner must sign an Encroachment Agreement.
2. All work must be performed by licensed and insured contractors.
3. Concrete footings for porch extensions must be a minimum of 12 inches below the lowest natural grade level of the porch. [Ref: Drawings in VWAS01 (A - D)]
4. The maximum distance the concrete slab can extend from the rear villa wall is 66 inches.
5. Concrete shall not be poured until excavations are approved by the Architecture Committee or designate. The ground underneath the concrete slab is to be treated for termites prior to pouring.
6. If garbage can container is relocated, it shall not be set in concrete and must not extend above ground more than 12 inches. If a new garbage can container is required, it will be at the owner's expense.  
 [Ref: VWAS01 (A – D)]
7. All rock and sand, which is disturbed in the process of construction, shall be stockpiled until construction is completed, at which time it shall be re-distributed leaving the landscaping in the same condition it was in prior to beginning construction. All construction debris is to be removed from the premises. This requirement applies to any and all trades involved in the construction project.

\_\_\_\_\_ Date  
 Owner's Signature

\_\_\_\_\_ Date  
 Contractor's Signature

\_\_\_\_\_ Date  
 Architectural Chairperson

\_\_\_\_\_ Date  
 Association President