

THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION NO. 2025-01

Reaffirmation of Design Review Authority and Roofing Standards

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Thurston Groves (the "Declaration") establishes in Article IX the Design Review Board (DRB) and grants it authority to develop and apply detailed architectural standards; and

WHEREAS, the Design Review Manual (adopted in 2004) clarifies that roofing materials shall be cement tile or integral color concrete tile except that homes with a roof pitch of 10/12 or greater may request a tile exemption allowing alternative materials such as cedar shakes, dimensional shingles, metal, copper, or fiberglass; and

WHEREAS, the current Board seeks to ensure consistent and uniform enforcement of all architectural standards to preserve the aesthetic character and property values of Thurston Groves;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Design Review Manual remains the controlling standard for all exterior modifications and roofing approvals under Article IX of the Declaration will be enforced from this date forward.
2. The 10/12 pitch exemption and list of allowable alternative materials remain in effect as stated in the Design Review Manual.
3. The Board and the DRB shall enforce these standards prospectively, ensuring consistent application for all homeowners.
4. Past approvals or omissions that conflict with these standards shall not establish precedent for future approvals.
5. The Board will consider whether a community vote to modernize and clarify roofing materials is appropriate at a future meeting.

Adopted by the Board of Directors on this 17 day of December, 2025.

THURSTON GROVES HOMEOWNERS' ASSOCIATION, INC.

DESIGN REVIEW BOARD/ARCHITECTURAL APPLICATION

MAIL APPLICATION TO: 24701 US HWY 19 N, SUITE 102, CLEARWATER, FL 33763 OFFICE: (727) 726-8000

EXT. 253 EMAIL: BNEWBY@AMERITECHMAIL.COM

APPLICATION MUST BE RECEIVED BY E-MAIL OR MAIL ONLY. FAXED APPLICATIONS WILL NOT BE PROCESSED. THANK YOU

Name: _____ Email: _____
Property Address: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone(s) Home: _____ Work/Cell: _____ Fax: _____

In accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rules and Regulations, installation must conform to this approval and the Association's guidelines.

I hereby request your consent to make the following change, alteration, renovation and/or addition to my property.

CHECK ONE PER APPLICATION

☐ FENCE ☐ SWIMMING POOL ☐ PATIO ☐ SCREEN ENCLOSURE ☐ EXTERIOR COLOR
☐ LAWN REPLACEMENT ☐ LANDSCAPING ☐ LAWN ORNAMENT ☐ OTHER: _____

Description: _____

- 1.) Attached a copy of the property survey that shows the locations of the proposed changes, alterations, renovation or addition.
- 2.) Attach drawings of your plan(s) or any contractor proposal.
- 3.) Attach color photos of project and all color samples/descriptions

Note: Applications submitted without a copy of the survey, drawing, color sample or photo will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.

I hereby understand and agree to the following conditions:

1. No work will begin until written approval is received from the Association. You have SIX (6) months from the approval date to complete the work. If not, then you must reapply for approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from the performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors, and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt Ameri-Tech Management Inc. will forward the application to the Association. A decision by the Association may take up to 30 or more days, depending on the Association Documents. I will be notified in writing when the application is either approved or denied.

Signature of Owner(s): _____ Date: _____

For Use of Board of Directors

This Application is hereby: () Approved () Disapproved

Date: _____ Signature: _____

Comments:

Date Received from Owner: _____ Given to Committee: _____ Mailed to Owner: _____