

EACH UNIT REQUIRES A SEPARATE ALTERATION APPLICATION.

(REVISED AUGUST 25, 2026)

A new project cannot be piggybacked off another request.

When required, permits must be obtained from Pinellas County and be on display until job completion and inspection. Pinellas County requires a permit for any addition, remodeling, or demolition, or work in excess of \$500.00 or which would require an inspection. Some projects that do not require a permit are painting, installing new flooring, installing or repairing gutters and installing a new door.

ROOF	- Follow the "Roof Specifications" listed on the Village at Bentley Park Website - Contractor's License and Insurance must be provided
PAINT	- Follow the "Paint Specifications" listed on the Village at Bentley Park - Homeowners can paint their own unit
GUTTERS	Can be 5" or 6" inch gutters
WINDOWS	- Bronze or White depending on the existing windows (white can be used to replace bronze due to significant cost-savings) - Same Style (Single Hung or Double Hung) and Same Size that currently exist and must contain Grids. - Sliding and Casement windows are not allowed - Contractor's License and Insurance must be provided along with a copy of the proposal
HURRICANE SHUTTERS	Refer to the "Hurricane Shutter Specifications" guidelines posted on the Village at Bentley Park Website under the Documents tab
WINDOW TREATMENTS	Awnings or canopies are not allowed
FRONT DOOR	- Follow the "Paint Specifications" listed on the HOA Website listed under Villa Trim Color. - Doors are to remain painted the same color as the existing door (either the trim or siding color). A White door can be used even if the trim is not white - Dimensions (LxW) of the replacement door must match the dimensions of the existing door - If the door is behind a screen enclosure, then the homeowner can use their personal preference in selecting the door style, including a window insert
SCREEN DOOR	Screen doors should be replaced exactly as they were, or as close as possible for purposes of maintaining continuity in the community
STRUCTURE ALTERATIONS	No Modifications to the Unit's Structure can be Made
ALTERATIONS TO THE FRONT OF A UNIT	- No Removal of Walls - Installing walls, brick or concrete borders is permitted, but must be approved - No unsecured walls - Must require a Certified Professional to ensure that pooling of water or flooding does not occur, or no drainage issues will occur to cause damage to a connecting unit - Contractor's License and Insurance must be provided
LANAI	- Bronze or White depending on the existing units - Contractor's License and Insurance must be provided - Measures approximately no longer than 8 to 10 feet from the farthest extent of the unit structure and be determined with a Survey. The property line is 20 feet of which 10 feet can be the lanai. - Must not be capped with elaborate, decorative End Caps - At least 1 window must be accessible to allow for egress from the house Any modifications to sprinklers must be moved by the HOA Vendor with all costs being paid by the homeowner
EXTENSION BEYOND THE LANAI	Concrete or Block Pavers can be used. The property line is 20 feet of which 10 feet can be the lanai.
DECKS AND PATIOS	- Concrete Pad or Composite wood can be used - No Full Permanent Wall - Contractor's License and Insurance must be provided
SHEDS / STORAGE	Sheds and Storage Units are allowed as long as it is concealed from the front or side of the unit and cannot be seen from the street or parking lot.
LANDSCAPING	No landscaping/planting is to be done on common property
FENCING	- Allowable in between units only 6 Feet High or less, length determined by a survey - Fencing to conceal trash bins is allowed, chain link fencing is not permissible - White in color
OUTDOOR LIGHTING	Specific Guidelines for fixture types and placement
SATELLITE DISHES	- Satellite Dishes on Roofs are Not Allowed - A Hidden Ground Dish is acceptable
SOLAR PANELS	Solar Panels are Not Allowed
HOLIDAY DECORATIONS	Can only be temporary and within a reasonable timeframe