

**EACH UNIT REQUIRES A SEPARATE ALTERATION APPLICATION.**

(REVISED APRIL 30, 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.

<b>ROOF</b>	<ul style="list-style-type: none"> <li>Follow the "Roof Specifications" listed on the Village at Bentley Park Website</li> <li>Contractor's License and Insurance must be provided</li> </ul>
<b>PAINT</b>	<ul style="list-style-type: none"> <li>Follow the "Paint Specifications" listed on the Village at Bentley Park</li> <li>Homeowners can paint their own unit</li> </ul>
<b>GUTTERS</b>	<ul style="list-style-type: none"> <li>Can be 5" or 6" inch gutters</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>Bronze or White depending on the existing windows (white can be used to replace bronze due to significant cost-savings)</li> <li>Same Style (Single Hung) and Same Size that currently exist and must contain Grids</li> <li>Sliding and Casement windows are not allowed</li> <li>Contractor's License and Insurance must be provided along with a copy of the proposal</li> </ul>
<b>HURRICANE SHUTTERS</b>	<ul style="list-style-type: none"> <li>Refer to the "Hurricane Shutter Specifications" guidelines posted on the Village at Bentley Park Website under the Documents tab</li> </ul>
<b>WINDOW TREATMENTS</b>	<ul style="list-style-type: none"> <li>Awnings or canopies are not allowed</li> </ul>
<b>FRONT DOOR</b>	<ul style="list-style-type: none"> <li>Follow the "Paint Specifications" listed on the HOA Website listed under Villa Trim Color.</li> <li>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</li> <li>Dimensions (LxW) of the replacement door must match the dimensions of the existing door</li> <li>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</li> </ul>
<b>SCREEN DOOR</b>	<ul style="list-style-type: none"> <li>Screen doors should be replaced exactly as they were, or as close as possible for purposes of maintaining continuity in the community</li> </ul>
<b>STRUCTURE ALTERATIONS</b>	<ul style="list-style-type: none"> <li>No Modifications to the Unit's Structure can be Made</li> </ul>
<b>ALTERATIONS TO THE FRONT OF A UNIT</b>	<ul style="list-style-type: none"> <li>No Removal of Walls</li> <li>Installing walls, brick or concrete borders is permitted, but must be approved</li> <li>No unsecured walls</li> <li>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</li> <li>Contractor's License and Insurance must be provided</li> </ul>
<b>LANAI</b>	<ul style="list-style-type: none"> <li>Bronze or White depending on the existing units</li> <li>Contractor's License and Insurance must be provided</li> <li>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.</li> <li>Must not be capped with elaborate, decorative End Caps</li> <li>At least 1 window must be accessible to allow for egress from the house</li> <li><b>Any modifications to sprinklers must be moved by the HOA Vendor with all costs being paid by the homeowner</b></li> </ul>
<b>EXTENSION BEYOND THE LANAI</b>	<ul style="list-style-type: none"> <li>Concrete or Block Pavers can be used. The property line is 20 feet of which 10 feet can be the lanai.</li> </ul>
<b>DECKS AND PATIOS</b>	<ul style="list-style-type: none"> <li>Concrete Pad or Composite wood can be used</li> <li>No Full Permanent Wall</li> <li>Contractor's License and Insurance must be provided</li> </ul>
<b>SHEDS / STORAGE</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>LANDSCAPING</b>	<ul style="list-style-type: none"> <li>No landscaping/planting is to be done on common property</li> </ul>
<b>FENCING</b>	<ul style="list-style-type: none"> <li>Allowable in between units only</li> <li>6 Feet High or less, length determined by a survey</li> <li>Fencing to conceal trash bins is allowed, chain link fencing is not permissible</li> <li>White in color</li> </ul>
<b>OUTDOOR LIGHTING</b>	<ul style="list-style-type: none"> <li>Specific Guidelines for fixture types and placement</li> </ul>
<b>SATELLITE DISHES</b>	<ul style="list-style-type: none"> <li>Satellite Dishes on Roofs are Not Allowed</li> <li>A Hidden Ground Dish is acceptable</li> </ul>
<b>SOLAR PANELS</b>	<ul style="list-style-type: none"> <li>Solar Panels are Not Allowed</li> </ul>
<b>HOLIDAY DECORATIONS</b>	<ul style="list-style-type: none"> <li>Can only be temporary and within a reasonable timeframe</li> </ul>