

**EXHIBIT A**

AMHERST VILLAGE PROPERTY  
OWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL BOARD (ACB)  
2541 N Reston Terrace. Hernando Fl. 34442  
Contact: Margaret Lamb  
[architectural@villageservices.net](mailto:architectural@villageservices.net)  
352-746-6770

**REQUEST FOR CHANGE FORM**

All necessary documentation/information must be provided promptly. This application expires 30days after receipt.\*

Today's Date: \_\_\_\_\_

Homeowner's Name and signature

Homeowner's Address:

Homeowner's Phone #:

Homeowner's Email Address:

**\*Provide a brief but specific, written description of what work/project you are planning.**

**\*Attach a copy of your site plan, including distance to property lines (when applicable) that clearly illustrates all changes/additions you are planning.**

**\*Include contractor specs, pictures of product, diagrams, color selections, materials, plant names, etc.**

**\*Additional information may be required for certain projects. You will be contacted via e-mail if necessary. The ACB will start the review process when all the information has been submitted**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ Date: \_\_\_\_\_

## Exhibit B – Letter to Residents

**TO:** Residents of Hunt Club, Foxfire, and Bellamy Ridge  
**RE:** Amherst Village Architectural Control Board (ACB)

1. **PURPOSE:** The purpose of this letter is to share with your information about the ACB and its function, as well as to describe the procedures for requesting changes to the exterior of your home and/or landscaping.

### 2. RESPONSIBILITIES:

#### ACB:

- 1) Support you and the POA by reviewing all “Requests for Change” that you wish to make for improvements, additions, or changes to the exterior of your home and/or landscaping.
- 2) Ensure that homeowners and the POA are informed of matters which are in non-conformance to standards. \*

#### Homeowner:

- 1) Submit for approval a “Request for Change” form to the ACB for any exterior home and/or landscaping changes prior to initiating any work.
- 2) Maintain your property in a neat and attractive condition, including but not limited to: mold removal from roof, driveways, and home walls; grass cutting and edging; vegetation/shrubbery cutting; and debris removal, to maintain the prevailing standards of appearance in the community. \*

\* **Note:** Please refer to the “*Complete Restatement of Declaration of Covenants, Conditions, Restrictions and Easements for Amherst Village,*” dated December 31, 2019, and “*Declaration of Covenants and Restrictions for Hampton Hills and the amended to and complete restatement of Declaration of Covenants and Restrictions for Terra Vista Property Owners Association, Inc.*” dated February 17, 2017 for more detailed information. (These documents were given to you at or before closing and can also be found at the Amherst Village website: <https://amherstvillage.nabrnetwork.com/>)

### 3. “REQUEST FOR CHANGE” PROCEDURES.

- a. Homeowners will complete a “Request for Change” form (enclosed), which shall **include** a site plan with the changes/additions clearly shown and forward it to Villages Services, attention of Margaret Lamb located at 2541 N Reston Terrace, Hernando, FL 34442 or via email to [architectural@villageservices.net](mailto:architectural@villageservices.net). Please remember to upload any of your forms, photos etc. Submit electronically online at [www.amherstvillage.nabrnetwork.com](http://www.amherstvillage.nabrnetwork.com).
- b. The ACB will meet and review your “Request for Change” and within 30 days inform you via USPS or email of its decision (approve, approve with conditions, or disapprove).
- c. In the event that your “Request for Change” is disapproved, you have the right to appeal to the Amherst Village POA Board. The point of contact (POC) for the Amherst Board is Geri Bond, Community Association Manager of Amherst Village POA, and she may be reached via email at [g.bond@villageservices.net](mailto:g.bond@villageservices.net) or via telephone at (352) 746-6770.

## EXHIBIT C

**The following lights are not allowed on the exterior of homes** (including front, sides, rear, roof, soffits, lanais, pools, or yards):

- Any light that has a warmth value greater than 3000 Kelvin
- Neon lights
- Neon LED strip lights
- RGB (Red-Green-Blue) LED lights, except during Holiday season as defined below
- LED strip lights (single-color or color-changing), except during Holiday season as defined below
- Addressable RGB (50 different colors all at once)
- Lights accompanied by music
- Lights aimed at the street or neighbor

### Types of lights allowed:

#### Light fixtures

- Incandescent lamps: Up to 75 watts each with a maximum of 3000 Kelvin warmth (warm white)
- LED lamps: Up to 10 watts each with a maximum of 3000 Kelvin warmth (warm white).
- Color RGB LED and LED strip lighting is allowed during the Holiday season only (“Holiday season” is from Thanksgiving until January 7) and must be incorporated into an overall holiday season decoration scheme\*.

**Accent lights** are only allowed in-ground and projecting to the body of the house or onto the ground (path lights) or trees/shrubs but not to the right-of-way nor to the neighbors. The following type of lights are allowed:

- LED lamps: Up to 3-5 watts per lamp. Maximum number of lamps is 10 lamps per 40 linear feet along the home
- Must be Warm White and not exceed 3000 Kelvin
- Brightness not to exceed 40 Lumens per lamp

**String Lights** are allowed within lanais and in warm white only; 2 LED watt maximum per light bulb (lamp), dimmable and not flashing. Installed no closer than 3 ft between bulbs. 3000 Kelvin maximum.

**Security lighting** may be used with higher wattage so long as the lights do not exceed 2700K to 3000K and are only used in motion detector mode. RGB LED and **LED strip lighting** lighting is not allowed as security lighting.

\***Holiday lights** (incandescent or LED lamps, or RGB LED, or LED strips, as described above) are allowed for seasonal display, but should be installed no earlier than Thanksgiving and taken down by January 7.