

TURNER TRACE TOWNHOME OWNERS ASSOCIATIONS, INC

RULES AND REGULATIONS

(as governed by the Association Declaration of Restrictions)

From time to time, due to changing times, it becomes necessary to clarify or update the Rules and Regulations of the Deed Restrictions within Turner Trace. Attached please find the most recent additions to the Turner Trace Rules and Regulations as well as re-minders of those put in place in prior years. Also please take the time to read the complete Turner Trace Deed Restrictions and By-Laws along with the Rules and Regulations, under Article II General Use and Restrictions. The Deed Restrictions are recorded with the State of Florida. Please make sure all parties residing in your home, family members or tenants are aware and abide by the Deed Restrictions and Rules and Regulations. The Turner Trace Deed Restrictions, By-Laws and Rules and Regulations can also be found on the Greenacre Website under your individual Log- in.

Animals:

TETHERING OF DOGS:

IN PURSUANT TO THE HILLSBOURGH COUNTY ORDINANCE PASSED IN JAN. 2012 NO TETHERING OF DOGS IS PERMITTED UNLESS SUPERVISED (OUTSIDE AND INSIGHT, BEING WATCHED) BY THE OWNER OR KEEPER. TETHERING OF PUPPIES IS COMPLETELY BANNED. THE TETHER DEVICE MUST BE STORED OFF COMMUNITY AND RESTRICTED PROPERTY WHEN NOT IN USE.

PETS- Unless the Board of Directors shall otherwise agree in writing, no animals, livestock or poultry of any kind shall be raised, bred, or kept within the property, except that cats, dogs and other household pets weighing not more than twenty-five (25) pounds may be kept provided they are not kept, bred, or maintained for any commercial purposes and do not become a nuisance to the neighborhood. No person owning or in the custody of an animal shall allow it to stray or go upon another lot without the consent of the owner of such lot, and all animals shall be on a leash when outside of the lot upon which such person resides. No more than 2 animals are permitted per household. All animals must be registered with the HOA providing a copy of the shots being up to date. Emotional dogs must follow the federal law to be allowed in the community and the HOA must be provided with a letter from the homeowners long term doctor stating the need for an emotional dog.

FIRE PITS:

In PURSUANT TO SECTION 3.11 OF THE DECLARATIONS REGARDING THE USE OF COMMUNITY AND RESTRICTD AEAS IN TURNER TRACE AND IN CONJUNCTION WITH THE HILLSBOROUGH COUNTY EPA REGULATIONS UNDER CHAPTER 1-4, **FIREPITS ARE CONSIDERED A DANGER TO THIS COMMUNITY AND ARE NOT PERMITTED ON COMMUNITY OR RESTRICTED PROPERTY.**

GARBAGE, DEBRIS, RECYCLE BINS OR ANY TYPE OF HOLDER:

IN PURSUANT TO BOTH THE COUNTY ORDINANCE 96-34 OF HILLSOUROUGH COUNTY RELATING TO SOLID WASTE COLLECTION AND DISPOSAL, AND SECTION 3.11 OF THE TURNER TRACE DECLARATIONS, - " ON NON-COLLECTION DAYS, CONTAINERS SHALL BE PLACED OUT OF SIGHT OF THE PROPERTY, IN ADDITION THE ASSOCIATION PROHIBITS THE STORAGE OF ANY TYPE OF GARBAGE, DEBRIS OR RECYCLE BINS OR HOLDER DURING NON COLLECTIONS DAYS ON COMMUNITY OR RESTRICTED PROPERTY AREAS OF THE COMMUNITY, THAT ARE IN OR OFF SIGHT OF THE STREET unless approved by the HOA.

PICK UP DAYS:

TUESDAY IS FOR GARBAGE AND SHRUB PICKUP ONLY: Bins should not be put out before Monday at 6:00 pm and Should be taken in sometime Tuesday evening. Bins should not be seen in the road on Wednesday and Thursday morning or afternoon.

FRIDAY IS FOR GARBAGE AND RECYCLE PICKUP ONLY: Bins should not be put out before Thursday at 6:00 pm and taken in sometime Thursday evening. Bins should not be seen in the road on Friday, Saturday, Sunday or Monday morning or afternoon.

SPECIAL NOTE: OUR LANDSCAPING CONTRACT DOES NOT COVER THE COST OF HOMEOWNERS CUTTING LIMBS FROM BUSHES OR TREES AND LEAVING THEM OUT FOR THE LANDSCAPER TO CLEAN UP. THIS IS AN EXTRA COST ON THE HOA, A COST NOT INCLUDED IN THE BUDGET. PLEASE PUT YOUR CUTTINGS IN A BIN AND PLACE THE BIN OUT ON TUESDAY FOR THE GARBAGE MEN TO PICK UP.

SPECIAL NOTE: OVERSIZED MISCELLANEOUS GARBAGE MEANT FOR THE DUMP IS NOT PICKED ON REGULAR GARBAGE PICK UP DAYS. IT IS NECESSARY YOU BRING THE ITEM TO THE DUMP YOURSELF OR CALL THE GARBAGE COMPANY TO ARRANGE A SPECIAL PICKUP.

RENTAL PROPERTY: ALL TENANTS, LESSEES AND OTHER OCCUPANTS:

ARE SUBJECT TO THE GOVERNING DOCUMENTS OF THE ASSOCIATION. ALL TENANTS, LESSEES AND OTHER OCCUPANTS AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE ASSOCIATION, THE TERMS AND PROVISIONS OF THE DECLARATION AND THE BYLAWS. IF ANY TENANT, LESSEE OR OTHER OCCUPANT, BY THEIR ACTIONS, INTENTIONALLY OR NEGLIGENTLY CAUSES DAMAGE TO OR DESTRUCTION OF TURNER TRACE COMMON AREAS OR RESTRICTED AREAS CAUSING FINANCIAL COST TO THE COMMUNITY, THE LESSOR/OWNER WILL BE DIRECTLY RESPONSIBLE FOR ANY COSTS INCURRED BY THE ASSOCIATION, INCLUDING ALL MANAGEMENT FEES, ATTORNEYS FEES AND ANY OTHER RELATED COST ASSOCIATED THERETO. ALL AMOUNTS SHALL BECOME AN ASSESSMENT OWED BY THE OWNER. Please be sure to read over the newly revised amendments to our Declarations regarding the renting of your home.

FENCING/PRIVACY PARTITIONS:

Installation of Privacy Partitions to separate the rear of Units must be preapproved by the Architectural Control Committee (ACC/ARC). No fencing, landscape pickets or partitions are permissible in the front of any unit.

Acceptable partition fencing in between the back of the units to be considered by the ACC/ARC are as follows:

- a) One 6 x 6 ft. Solid White Vinyl Panel Fence is acceptable. It must first be approved by the ACC/ARC. It is to measure 6 ft. in length and not taller than 6 ft. in height. The height will be measured from the ground at both ends of the partition.

*****Only two styles of solid White Vinyl Panel Fence are acceptable. Please see website for the two styles. If a White Vinyl Panel Fence has already been installed behind any one townhome in the row of townhomes where said panel fence is being requested, that fence now dominates the style of fencing for that row of units and all requested White Vinyl Panel fencing must be the same as the dominant fence already installed. All White Vinyl 6 x 6 partition fencing behind the same row of townhomes should all match and be exactly the same style. Different style fencing will not be acceptable.
- b) The length will be measured from the rear wall of the applicant's townhome structure at the location where the partition is to be installed. Should any previously approved wooden partition, presently in place prior to 1/12/16, need to be replaced the owner will need to follow the new fencing guidelines and install the Solid White Vinyl Panel partition after receiving approval of the ACC/ARC. NO wooden partitions will be acceptable.
- c) Foundation Shrubbery between the back of units must be pre-approved by the ACC/ARC committee. No type of tree is acceptable. Foundation Shrubbery must always be properly maintained by the homeowner on all sides. Shrubbery, should not have rooting that would cause damage to the foundation of the building or Association property, including but not limited to the sprinkler system. Shrubbery is not to grow taller than 6 ft. high from the ground and cannot be longer than 6 ft. out from the exterior wall of the townhome. The maximum width of shrubbery is 2 ft. between the two units and cannot infringe on the neighbor's owner's lot. If shrubbery between or around the unit is not properly maintained as described, the owner will be considered in violation of the ACC/ARC approved application and could be asked to remove the plants. This ruling applies to any pre-existing plants, shrubbery or any other type of vegetation planted by current or previous homeowners.
- d) Shorter Fence height between the rear of units and the 6 ft. length allowance outside the rear of the unit is permissible and must be pre-approved by the ACC/ARC. Only a 29" in height, weather-resistant, powder-coated black aluminum is acceptable. (No Exceptions)

6 ft. tall fencing and 6 ft. tall shrubbery is not permitted any further away from the rear of a unit than 6 ft., nor is it allowed along the outside perimeter of any rear patio.

All Privacy Partitions/Fencing/Shrubbery, shall be maintained to the level of maintenance ("kept in a like new condition") acceptable to the ACC/ARC or the Board of Directors of the Association.

PLANTING: Rule: Nov. 2012: **10 ft rule:**

Policy: April 2012: The Board of Directors reinforced the policy of having homeowners being responsible for the landscaping in front of their townhome unit, under the approval of the ARC committee.

Each resident is responsible for maintaining all vegetation behind and in front of their townhome if planted by them the homeowner and /or the person renting out their home. The area of responsibility begins at their back or front wall and extends out for 10ft.

- A) If there is vegetation existing when they moved in, they are responsible for the care of that vegetation.
- B) If they planted the vegetation, they are responsible for it.
- C) If there is no vegetation, there is nothing to maintain.
- D) If they want to plant new vegetation, they must submit an ARC form first and will be responsible for maintaining it. Also see updates in March 2017 to the rules and regulations set forth.
Any changes made to the front or back of a unit must be approved by the ARC committee first.
- E) Vegetation planted in the front of the building should be no higher than the bottom of the front windows.

PARKING

Vehicles are to be parked in designated paved parking areas only. **THERE IS NO PARKING ON GRASS AND NO PARKING IN THE STREET.** Visitor's parking is available around the pool area in the North, Central, and South sections.

Vehicles cannot be parked in any numbered spaces unless the space belongs to them. Visitors must park in visitor parking or else they will be towed at the violators expense. This regulation will be strictly enforced.

There is no storage of any type of vehicle allowed on any part of the community.** Also see amendments.

Vehicles parked on the grass, in the street, or with unlicensed tags will be towed at the owner's expense.

SEASONAL DECORATIONS:

Seasonal Decoration can be put up no sooner than 30 days prior to the holiday and must be removed no later than 30 days after the holiday.

VIOLATIONS:

Policy: May 2012: Stricter violation policies were put in place. If a resident receives a violation letter and makes the correction, they must notify the property management company of the completion to avoid being issued a 2nd violation letter.