

2008 NEW OWNER PACKAGE

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2008 TURNER TRACE BOARD OF DIRECTORS

Website: turnertracehoa.org

Email: bod@turnertracehoa.org

Board of Directors

PH #

Gina Wilde	President	963-0411
Dan Beal	Vice President	968-2805
Ginny Rice	Secretary	393-8409
Scott Dindal	Treasurer	961-4810
Paulette Ferrell	Director	265-9039

Architectural Committee

Dan Beal	Chairperson	968-2805
Joann Valdez/Beal		

(Contact this committee for any painting, landscaping, repairs to units, replacement of roofs, etc – Architectural Request Form should be obtained prior to any of the requested items. Committee should be presented with request at least 10 days prior to beginning of repairs. **Architectural Request Form included in this package; please feel free to copy to ensure you have copies for future requests.**)

Compliance Committee

All Board Members	See above for all numbers
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Maintenance Committee

All Board Members	See above for all numbers
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Welcoming Committee

Ruth Viviano	Chairperson	969-0023
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Community Association Management Company

Cathy Chapman at University Properties	980-1000
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NEW OWNERS SHOULD CONTACT THE WELCOMING COMMITTEE FOR NEW OWNER PACKAGES. CALL GINA WILDE ON THE BOARD FOR POOL KEYS.

COPIES OF BY-LAWS AND DEED RESTRICTIONS CAN BE FOUND ONLINE AT TURNERTRACEHOA.ORG.

Miscellaneous Items

Speed Limit:

The speed limit is **10 MPH**. Please be cognizant of this for the safety of your neighbors and the children. If you have teenagers, please slow them down. Thanks for cooperation on this issue.

Garbage and Recycling Schedule:

Monday & Thursday: Garbage containers must be put out **NO** earlier than 6 PM the day before pickup and put away by 6PM of pickup day. Help keep our neighborhood neat looking. Also, recycling is collected on Thursdays. Recycling containers must be put out **NO** earlier than 6 PM the day before pickup and put away by 6PM of pickup day. Please call 813/276-2935 for garbage and recycling information. The recycling bins are to be used as follows:

- Blue Bins are to be used for paper goods only.
- Green Bins are to be used for plastic and/or glass items.

8001 West Linebaugh location (264-3816): With a copy of your Hillsborough County Tax Bill and one form of ID, you can dump large items that are picked up by the regular pick up on Monday & Thursdays. Such items would include but not limited to furniture, large appliances, etc.

9805 Sheldon Road location (no phone): Other chemicals (paint, automotive liquids, pool chemicals, batteries, etc.) **ARE NOT** to be put out with regular trash. These items can be drop off the 1st Saturday of each month at 9805 Sheldon Road. Computers, small appliances, batteries, etc. can also be dropped off at this address. A copy of tax bill and form of ID is required for dumping at this facility also.

Parking:

One covered parking space is provided to each unit, which is marked with the appropriate house number. The uncovered parking spaces directly in front of the unit buildings are numbered and owned by the corresponding units. Unless you are an owner you must park in visitor parking and not any of the numbered spaces. Otherwise your vehicle is subject to towing at the violators expense.

Multiple vehicle owners: For owners with more than two vehicles or guest parking, they should be parked in the visitor's area nearest your home or at the pool. Be courteous to your neighbors. Also, a point of courtesy to your neighbors, please leave at least a foot and half of space at the front end of your car for walking. Residents, who are not fortunate enough to have their carport right in front of their unit have to walk through, sometimes wet grass to get to and from their door. It's just a friendly request and thank you for adhering to it.

Security:

Turner Trace has a Wackenhut security guard, every day from 12:00 pm until 5:00 or 6:00 am. In case of an emergency, Wackenhut can be reached at 813/263-8660 and the Sheriff's office for non-emergency calls can be reached at 813/247-0331. Please call the Sheriff's office if you are experiencing high noise levels past 10:00 pm.

Note: If we can be of assistance to you, please feel free to contact any one on the TT Board of Director's list.

IMPORTANT NOTICE

Hillsborough County Animal Ordinance

All Turner Trace Residents:

Effective January 1, 2001 Hillsborough County enacted a new animal ordinance. The intent was to accomplish the following:

1. Protect the public's safety and health
2. Improve the quality of life for both people and pets
3. Protect the sanctity of private property
4. Ensure the humane treatment of animals
5. Protect consumers who purchase dogs, cats, or pet pigs

The new ordinance contains 44 sections and a complete copy is available on the Internet at <http://www.hillsboroughcounty.org/animsvcs/home.html>. The sections that will have the most impact on Turner Trace residents are related to:

- Ensuring all animals including dogs and cats are on leashes at all times when not on the owner's immediate property.
- Ensuring that the pet owner cleans up and removes any feces left by their pet in an area that is not solely owned by them.
- Ensuring that all cats and dogs have current rabies shots and wear tags indicating such when outdoors.

The new Animal Control Ordinances 00-26 went into effect on January 1, 2001. Violations of this Ordinance will result in fines imposed by the Hillsborough County Law Enforcement Officers.

Violations to this Ordinance can be reported by anyone to Animal Control Services 813/744-5660.

It is the responsibility of the person experiencing the problem to notify the Animal Control Services.

TURNER TRACE TOWNHOME OWNERS ASSOCIATION, INC.
RULES and REGULATIONS
(as governed by Association Declaration of Restrictions)

1. Vehicles are to be parked on paved parking areas only. One space under a carport is assigned to each town home. There is also one uncovered space that is assigned to each home. Please do not park on any numbered space unless it is your own. Visitors must park in visitor parking. Any violation to this rule will have the violating vehicle towed away at the owner's expense! Vehicles must have a current tag and be operable or else they too will be towed at owner's expense.
2. No commercial trucks or vehicles, boats, boat trailers, campers, etc. and/or motorcycles are allowed.
3. Dogs and cats shall be on a leash and under control of the owner when outside of the home. Our dog walk is on the "far" side of the pond. Pet owners are responsible for immediate clean up of all solid waste deposited on common areas. Cats are not allowed to roam free. **Weight limited according to the By Laws is 15 pounds;** however, approximately in year 2000, the Board upped the limit to 25 pounds with **NO exceptions** to this weight.
4. The Architectural Committee must approve all exterior painting and/or changes of any town home or landscaping.
5. Individual homeowners are responsible for maintaining the exterior of the dwellings. Each homeowner is required to keep their town home in good state of repair.
6. TT Deed Restrictions/By Laws prohibits the use of "For Sale/For Rent" Signs in front of, in windows, or any part of any dwelling and also in front of the Guard House. If you want to advertise your unit that is for sale please contact one of the Board and you can have a sign put in the Bulletin Board. Phase III Deed Restrictions prohibits the use of "For Sale/For Rent" Signs outside the perimeter fence of TT between the fence and the sidewalk area. Hillsborough County Ordinance prohibits the use of "For Sale/For Rent" Signs in the area between the sidewalk and Turner Road. Such signs could be removed by the appropriate establishment.
7. Trash is not allowed to be placed out for pickup earlier than 6 PM the evening before pickup day. Containers shall be stored out of sight after pickup as soon as possible after pickup occurs.
8. Storage is not allowed on common property.
9. The speed limit on our roads is 10 miles per hour.
10. The swimming pool is for the exclusive use of our residents and their guests. No diving, running or loud, unruly behavior is allowed. You must be careful and swim at your own risk as there is no life guard on duty.
11. Swimming or boating in the lake is prohibited. Fishing is permitted for residents only. The use of fish nets are prohibited in Florida fresh water lakes and/or ponds. Please clean up if you see any garbage around the pond area.
12. The bulletin board at the pool is for general information to the residents. Monthly Board meetings minutes and miscellaneous notices are placed here. Please contact Cathy Chapman if you would like to post a notice or "For Sale/For Rent" sign on the bulletin board.
13. Because Turner Trace is part of Carrollwood Phase III, you are entitled to use the parks and tennis courts in Phase III.
14. Homeowners are responsible to make sure that their tenants (renters) receive this package and abide by these rules and regulations.

*For a more detailed explanation of our rules and regulations,
Please refer to the Turner Trace Town Home Owners Deed Restrictions.*

TURNER TRACE HOMEOWNERS ASSOCIATION
Architectural Committee Request Form

As governed by the Association's Declaration of Restrictions

Name of Home Owner: _____	Phone #: _____
Address: _____	Date: _____

Owner

Renter

Article III Architectural Control, Maintenance and Common Areas:

Section 3.1 Architectural Control: No town home, building, wall, pavement of other structure or improvement of any nature shall be erected, placed, or altered on any portion of the property until the construction plans and specifications and a plot plan showing the location of the structure or improvement shall have been approved in writing by the Architectural Control Committee. Each structure or improvement of any nature shall be erected, placed, or altered only in accordance with the plans, specifications, and plot plan so approved.

s **Enclosed is a landscape drawing for approval (plants, trees, or large plants).** The Architectural committee to ensure that deed restrictions are followed must approve the planting of small trees or plants that will grow much larger.

t **Enclosed is an architectural plan for approval (roofing, patios, lighting, and enclosures).**

I wish to paint my Town home the following color scheme: Scheme # _____
(Entire home must be painted, unless the Architectural Committee grants special permission)

Primary Color & Number: _____
Trim Color & Number: _____
Door Color & Number: _____

I have determined that the building colors have previously been selected and approved by the Architectural Committee. If they have not, I have contacted the other members of my building and come to agreement on the color selection for our building.

Note: Color Charts can be obtained from the Architecture Committee.

Present request to: Architectural Committee Members

Dan Beal 968-2805 Chairperson..... 1. _____
Board Member 2. _____
Board Member 3. _____

Must have three (3) signatures for approval.

This form will be returned to you within 10 days upon receipt. If approved, three (3) members of the Architectural Committee will sign it. If not approved, you will be notified as to the reason. Please do not proceed until approval is obtained.

<input type="radio"/> Approved <input type="radio"/> Not Approved	Comments: _____ _____ _____ _____
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MONTHLY MAINTENANCE ASSESSMENT PAYMENT PROCEDURES

The current monthly maintenance assessment for this year is \$90.00, due the first of every month. This assessment covers all expenses of running the community. It is the homeowner's responsibility to get the payment information either from your realtor, the title company or previous owner. It is not fair to the owners who pay their assessments to shoulder the burden of running the community while others do not pay their fair share. Please contact Cathy Chapman at University Properties (813/980-1000) for payment coupons if you don't already have them.

***Please be aware if you become delinquent more than 30 days a default letter will be sent by the property management company. If you fail to pay within the time frame and, or have not contacted a board member to explain your situation your account will be turned over to the attorney for a lien placement! If you default again and do not pay the lien and delinquent assessment within the time allotted, then your town home will go into foreclosure. The owner is responsible for all attorneys' fees and all other expenses! This means that your home could be auctioned off by the court, not to mention that your credit rating will be affected!**

The association adheres to this rule 100% so please be timely with your payments.

Additionally, since Turner Trace is a part of Carrollwood Village Phase III, there is an annual maintenance assessment due the first of the year payable to Phase III. The current cost is \$275.00. Homeowner's will be billed directly by the Phase III property management company. If you do not receive your invoice from them by year end, please contact Greenacre Properties (813/600-1100).