

Provisional Standards

Whereas , the Northdale Civic Association, Inc., is a corporation created under the provisions of Chapter 617 of the Florida Statutes, hereinafter referred to as the 'Association'; and

Whereas, the Association was created, in part, to protect and promote the best interests of the residents of the area known as Northdale, Hillsborough County, as that area is described in the Public records of Hillsborough County, Florida; and

Whereas, the Association monitors deed restrictions on single family detached residences located in Northdale, referred to hereafter as 'Lot' or 'Lots'; and

Whereas, the Association seeks to establish a more definitive set of guidelines or standards (the 'Provisional Standards') by which to measure whether each Lot is maintained in a manner that complies with the intent of the Deed Restrictions governing such Lot; and

Whereas, the Provisional Standards were presented to the Board of Directors of the Association at its regularly scheduled meeting on March 22, 2001 for review and discussion; and

Whereas, the Board of Directors of the Association reviewed and discussed this motion at a special meeting on May 3, 2001; and

Whereas, on May 7, 2001, the Board of Directors of the Association approved a motion to adopt the Provisional Standards as set forth herein: NOW, THEREFORE, BE IT RESOLVED, that the following Provisional Standards are hereby adopted and shall apply to each Lot, effective June 1, 2001.

Provisional standards effective June 1, 2001 for all single family detached residences located in Northdale Hillsborough County Florida (Hereafter known as lot or lots) Adopted by the Board of Directors or the Northdale Civic Association, Inc.

1. OUTSIDE MAINTENANCE AND APPEARANCE

Each Lot and all improvements and landscaping thereon, including any attachments to the improvements thereon, shall at all times be kept and maintained in a safe, clean, wholesome and attractive condition and shall not be allowed to deteriorate, fall into disrepair or become unsafe or unsightly. In particular, no weeds, underbrush or other unsightly growth and no trash, rubbish, refuse; debris or unsightly objects of any kind shall be permitted or allowed to accumulate on any Lot. This applies to any structure, bush, shrub and lawn within the Lot's property line and is also applicable to non-resident owners, renters, property managers, or any other arrangements that have been made. Also, an owner is responsible to maintain the appearance of the Lot in the event the property is vacant due to a transfer, pending sale or any other circumstance.

2. GRASS

Every Lot shall have grass covering all areas of the Lot other than those areas constituting the structure of the house, driveways, sidewalks, walkways, pools, patios, decks, shrubbery and landscaping beds. For those areas of a Lot that have dense shade and on which grass is unable to grow adequately, a suitable mixture of Groundcover is to be planted which can survive in dense shade. The areas required to have grass or Groundcover shall be referred to herein as the "Lawn Areas". Lawn Areas must be sodded or plugged with St. Augustine or Bahia type grass or a similar type of grass, or in dense shade areas, with a suitable Groundcover. Yards that have green-cover consisting of weeds are in violation of this Provisional Standard and must be removed. Application may be made to the Association for relief from these Provisional Standards and will be reviewed on a case-by-case basis.

In the event Northdale is suffering from severe drought conditions, the Association reserves the right to not enforce this portion of the Provisional Standards during such periods. However, each Lot owner or tenant shall make its best efforts to plant grass or Groundcover, as appropriate, in conjunction with the highest rainfall months usually occurring during the months of June through October. Lawn Areas of each Lot shall be trimmed as frequently as necessary to ensure that the Lawn Areas do not exceed four inches in height as measured from the surface of the ground upward. The Lawn Areas shall be uniform in height and trimmed regularly to ensure the Lawn Area maintains a uniform height and is free of weeds. Each Lot shall have its sidewalks, walkways, driveways and street curbing edged as frequently as necessary to ensure that the grass or Approved Ground Cover does not extend over the edge of said sidewalks, walkways, driveways and street curbing. Trimmings and debris produced from lawn cutting, edging and other maintenance on the Lot may not be discarded in the street or sidewalks used by the public.

3. BUSHES, TREES AND SHRUBS

All bushes, trees and shrubs on a Lot must be trimmed so as not to obstruct a clear view from the roadways of oncoming traffic or a clear view from a driveway of the roadway. On corner Lots, trees or shrubs cannot be placed so as to obstruct a view from one street to the intersecting street. Trees or shrubs may not obstruct a sidewalk. Overhanging tree branches must be trimmed to allow a seven (7) foot height clearance over the sidewalk. All dead bushes, trees, shrubs, vegetation and plant life must be removed promptly. Each Lot is required to provide and maintain adequate shrubbery, trees and/or plant life in areas visible to the public in order to maintain a neat and attractive appearance of the Lot within its neighborhood.

4. MATERIAL OR DEBRIS

No material or debris of any kind may be stored or left in view from the streets. This includes, but is not limited to, firewood, bricks, building material, grass clippings, tools, mowers, newspapers, newsletters and paper products. Garbage must not be put out to the street side until

sunset on the evening preceding garbage pick-up day. Also, trash cans and uncollected refuse must be removed from the curb no later than sunset on the day of the scheduled trash pick-up and stored in an area of the Lot not in view of the public and neighbors.

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5. MILDEW

Each Lot shall be maintained as frequently as necessary to remove mildew or other unsightly build-up on the structure of the improvements, including but not limited to, the house, roof, mailboxes, sidewalks, walkways, driveways and curbing and other areas visible to the public, including neighbors.

6. PAINT

All exterior paint on the improvements to a Lot, including but not limited to the house and fences, must be maintained so that there is no excessive fading or chipping or that the overall color is uneven on any side or area of the improvement. Prior to painting improvements, including the house, the color of the paint must be approved by the Architectural and Review Committee of the Association. The Architectural and Review Committee can be contacted at 813-960-1933.

7. MAILBOXES

Mailboxes must meet U.S. Postmaster specifications and be maintained in a functional manner. Unsightly, damaged or dented mailboxes must be replaced promptly. The mailbox must be firmly attached to the base. All supporting mounts, such as the base and arm, are to be in good repair.

8. STRUCTURES

Unless otherwise expressly permitted in the Covenants containing the deed restrictions governing a Lot, no permanent structures of any kind may be built on any Lot without first receiving the written approval of the Architectural Committee of the Association. Furthermore, it is the responsibility of the Lot owner to obtain approvals, if any, required from the appropriate governmental authorities having jurisdiction over such matter prior to commencing any work on a permanent structure.

9. VEHICLES

Vehicles, including but not limited to, automobiles, trucks, motorcycles, bicycles, trailers and watercraft, as well as objects, including but not limited to, Portables-on-Demand Storage (PODS), must not block the clear path of the sidewalks or obstruct in any way the view from the street of oncoming traffic or the right of way. No vehicle, including but not limited to, automobiles, motorcycles, trailers, watercraft or any other objects, including but not limited to PODS, shall be parked or placed on any part of a Lot other than the driveway. Parking on lawns is strictly prohibited.

10. HOLIDAY DECORATIONS

Each Lot shall remove holiday decorations from areas of the Lot visible to the public and neighbors within 30 days following the date of the holiday.