

# TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES STANDARDS & CRITERIA

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### I. INTRODUCTION

The intent of the contents of this guide, as well as the existence of the Architectural Design and Modification Committee (ADMC), is to provide the guidelines required for maintaining an aesthetically pleasing community. Adhering to these guidelines is beneficial for all involved in that they are meant to protect the investment of the homeowners, as well as portray a quality community of well-planned homes constructed with long lasting materials maintaining high construction standards.

In conjunction with the Documents for Tampa Palms North owners' Association (TPNOA), the design standards are binding on all parties having interest in any portion of TPNOA, and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the documents.

Terms such as "good taste" and "sound design" are difficult to define and even more difficult to legislate. It is the intent of these Guidelines to encourage "good design" by showing examples of the desired result. Elements such as deed restrictions, appropriate attention to scale, proportion to the community should be considered with all requests.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ADMC be construed as meeting the requirements of the City of Tampa nor any governmental agency required for approval.

The ADMC has the sole and exclusive right to modify, revise, add, delete or make any changes to this manual without approval of any party. However, all Neighborhood Architectural Review Committees will be given 30 days notice of any changes that are being considered by the ADMC and the input of those Committees will be considered before making a final decision regarding the proposed change. Committees must respond to the ADMC within the specified amount of time in order for their comments to be considered.

### II. THE REVIEW PROCESS

#### General

The design and construction review process is a 4-step procedure: Initial Review, Submission of Plans, Construction Commencement and Inspection. Thorough and timely submission of information as well as adherence to the guidelines set forth in the process will prevent delays and minimize frustration of all parties involved. Questions concerning interpretation of any matter set forth in the Guide should be directed to the ADMC.

#### 1. Initial Review

It is required that a homeowner submit to the ADMC a Modification Request Application for the modification that is being requested, along with a set of plans (2 sets of plans will be required for new home construction or additions to existing homes). Any and all modification requests and submission of supporting documentation should be made by certified mail, return receipt requested or in person to the management company and a receipt requested. Facsimile with verification of transmittal will also be acceptable. The information required for the review is as follows:

- A. Modification Request Form with a detailed description of the planned modification
- B. Site Plans showing the approximate location and dimensions of all improvements, including driveway, irrigation, and swimming pools
- C. Floor Plans if applicable
- D. Exterior elevations (all sides) if applicable
- E. Concept Landscape Plan if modification involves changes to the current landscape
- F. Any other information, data, and drawings as may be reasonable requested by the ADMC

The ADMC shall review the information and indicate its approval, disapproval, or recommendations for change to the plan. The ADMC will review the accompanying documents within 45 days of receipt by the management company and return one set of plans to the Owner with the appropriate response. **No construction or structural improvement, no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, type, shape, size, color, materials and location of same shall have been submitted to and shall have received final approval by the ADMC.** It is our goal to approve all requests in an expedient fashion. With requests that do not require a modification to structure such as Landscaping improvements, the ADMC will reply with a more rapid response time than stated above. With landscaping changes it is still required that a Modification Application be completed with a copy of the plot plan showing the location of the proposed improvement. For the purpose of a rapid response it is required that each form is limited to one request. The more detail provided with the submittal, the quicker a response may be expected.

In the case of an incomplete application, the ADMC shall return the application to the applicant with the notation "INCOMPLETE APPLICATION" and a list of missing information that deemed the application incomplete. For further consideration by the ADMC, the applicant shall resubmit the completed application subject to the 45 day review rule.

In the case of a request by the ADMC for additional information, the ADMC shall notify the applicant in writing through the property management company what additional information is requested. Upon submission of the additional information to the property management company, the ADMC shall act on the application within 15 days of the receipt of the requested information. If the applicant does not provide the additional information within 90 days of the request, the application shall be considered voided by the ADMC and a new application shall be required.

## **2. Submission of Plans to the Building Department**

Following the approval of Step 1, the Owner may submit their plans to the Building Department or the required agencies that have jurisdiction for the required permits that may be needed for the modification project. Changes required by the said agencies must be re-approved by the ADMC.

### **3. Construction Commencement**

Upon completion of Step 2, a copy of the required permit must be submitted to the ADMC within 7 days of the Owner beginning construction. If the request is in the nature of not requiring a building permit, all materials utilized in the improvement must be approved by the ADMC before Commencement. Any modification to the original application for any reason must also be re-approved.

### **4. Final Inspection**

The ADMC shall have the right to enter upon and inspect any property at any time before, during, or after the completion of work for which approval has been granted. Upon completion of the improvement the Homeowner shall give written notice to the ADMC via the property management company. At this time it will be reviewed for "Sound Design". Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the Association and such costs will be charged to the Owner. Acceptable completion time frames for projects will be as follows:

- New home construction – 6 months
- Pool installation – 1 month
- Fence installation – 1 month
- Home additions – 3 months

All completion times shall be based from the date that activity on the improvement commenced. If the project(s) will require additional time, the Owner should contact the ADMC with the anticipated completion date.

#### **NOTE:**

All homeowners shall be held responsible for the acts of their employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

- A. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
- B. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well being of other personnel on the site.

## **III. ENFORCEMENT**

Violation of the Community Standards may be reported by any owner in writing to the Architectural Design & Modification Committee or the property manager may observe a violation when performing weekly property inspections. Violations will generally be processed in the following manner but some circumstances may require a different action:

- Management will advise homeowners who install unapproved exterior modifications via letter. The letter will plainly state the nature of the violation and the proposed corrective action to be taken.

- The first letter is a reminder that approval is needed – the Owner has 10 days to comply by sending a completed Modification Application to the ADMC.
- If the Owner does not respond in the specified time, a second letter, stronger in nature, will be sent to the Owner requesting that the Owner submit an application for approval of the exterior modification within 10 days.
- If a third letter is needed, it will be sent certified return receipt mail to the Owner advising them that the matter will be turned over to the Association's attorney if the Owner is not in compliance within 10 days from the receipt of the certified letter.
- If compliance is not reached within 30 days, the Association's Attorney will become involved and appropriate actions taken.

#### **IV. SITE IMPROVEMENT STANDARDS**

##### **A. Fences**

Fence styles have been established by the ADMC and the Owner should verify the approved style for their specific Neighborhood prior to making application. No chain link fencing will be permitted within TPNOA. Fences must be located on or within 6" the property line. Except in the case of an egress/ingress maintenance easement, alleyways will not be allowed between neighboring fences. Fences that will border a conservation area or lake will not be more than 4 feet in height and the last panel of the adjacent fence will angle down to meet the height of the shorter fence. It is recommended that the abutting Lot Owners be appraised of the planned fence prior to making the modification application.

##### **B. Patios, Screen Doors, and Screen Enclosures**

Patios and Screen Enclosures must be located on the areas shown as "Patio" or "Lanai" on the plans. If a screened patio extension is requested on the rear of the home, two sets of plans must be submitted with the Modification Request, as well as a plot plan showing where the proposed extension will be placed.

- All screening and screened enclosures shall be constructed utilizing white or bronze aluminum. Other colors shall be considered and approved when submitted by the applicant and deemed compatible to the neighborhood by the ADMC.
- Screening shall be charcoal in color.
- No decorative grilles or bars will be permitted on screen doors except on the rear elevation when not visible to the street.
- Vinyl windows with white frames will be allowed.
- A 16" kick plate will be permitted on screen room enclosures.
- Exterior of the enclosure must be landscaped if not located within a fenced area.
- Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the Modification Request.

##### **C. Doors and Windows**

- No mirror tint will be allowed on windows and a sample of the color of tint that will be applied should accompany the application.
- Vinyl windows with white frames will be allowed.

- Front doors may be solid wood, or wood containing clear, frosted or etched glass panels. Glass panels must be of one color only.
- Door and window applications should have a picture attached.

#### **D. Storm/Hurricane Shutters**

Shutters may be installed 48 hours prior to the expected arrival of a hurricane in the area and must be removed no later than three days after the warning is lifted. All permanent mounted shutters may be panel, accordion or roll-up style and must be white in color and approved by the ADMC. Other colors may be considered and approved when submitted by the applicant and deemed compatible to the house and neighborhood by the ADMC. Except as the ADMC may otherwise decide, shutters may not be closed at any time other than a storm event.

#### **E. Lawn Furnishings**

Unless located in the rear of a fenced yard, birdbaths, lawn sculpture, artificial plants, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are not permitted on any home site without prior approval of the ADMC. With the proper application, statues and birdbaths may be permitted. A maximum of two lawn ornaments may be allowed per home site, one in the front and one in the rear. If the rear yard is fenced, this restriction will not apply. The statues will not be greater than 2 feet in height, must be in landscape beds and must blend in color with the home. With birdbath requests, height and dimensions must be submitted with the application and preferably a picture of the desired birdbath.

#### **F. Landscaping/Ponds**

Basic landscaping plans for each Home or the modifications to any existing landscaping plan must be submitted to and approved by the ADMC. All landscaping must be installed to fit in with neighboring properties. The ADMC may reject the landscape plan based upon its review of the overall design and impact. The landscaping plan must detail the location of beds and planting materials. No invasive or non-native (e.g., melaleuca, brazilian pepper) plants are permitted. No landscaping shall be removed without the prior written approval of the ADMC. Decorative borders around landscaping beds require the prior approval of the ADMC. Ponds must have the written approval of the ADMC. A plot plan showing the location of the pond must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.

NOTE: Only oak trees will be permitted within the side walk medians.

#### **G. Signs**

Owners must obtain the permission of the ADMC before erecting any signs within the Properties. All professionally made standard size realtor signs and professionally made "FOR SALE BY OWNER" signs do not need approval. When needed for permit purposes, Contractors may place a sign on the property during construction of the approved modification. A maximum of two security signs will be permitted per home site, one in the front and one in the rear. These signs must be placed in the landscaped beds alongside the home.

#### **H. Antennae**

Installation of an antenna designed to receive direct broadcast satellite services, video-programming services via multi-point distribution services, and/or television broadcast services, installation of a satellite earth station antenna that is one meter or less in diameter, and all outside antennas, antenna poles, antenna masts, electronic devices, satellite dish antennas or antenna towers are subject to the prior approval of the ADMC. The ADMC requires that all such items be screened from view and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes. An approved flagpole may not be used as an antenna. All satellites must be less than one meter in size. All antennae and satellites must be either ground mounted or mounted on the rear of the home, lower than 8 feet from the ground if possible. Satellites that are ground mounted shall be installed at no greater distance than 8 feet from the home and shall be located in a mulched bed with at least a 36-inch diameter. If the rear yard is not fenced, ground mounted satellite dishes should be screened by landscaping or by installing two 4 foot high fence panels placed perpendicular to screen. Fence panels must conform to the ADMC standards for your neighborhood.

Notwithstanding any provision herein to the contrary, unless the ADMC disapproves the above-proposed improvement within 7 days after the property management company receives the written modification request, the request shall be deemed approved by the ADMC.

#### **I. Outbuildings**

All storage sheds, playhouses, pet houses and other outbuildings must have the prior written approval of the ADMC and shall be within a fenced area, and below the fence level in height. The structure must be erected on site, and anchored to the foundation. Structure must also conform to the materials and colors of the Home. Application must show the use, location and architectural design.

#### **J. Lighting**

All exterior lighting shall be consistent with the character established in TPNOA and be limited to the minimum necessary for safety, identification, and decoration. Any improvements to current lighting must be approved by the ADMC. This includes low level landscape lighting.

#### **K. Swimming Pools**

Any swimming pool to be constructed upon any home site shall be subject to review by the ADMC. The design must incorporate at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- No lighting of a pool or other recreation area shall be installed without the approval of the ADMC, and if allowed shall be designed for recreation character so as to buffer the surrounding Homes from the lighting.
- All applications for the installation of a swimming pool must be accompanied with a certified survey of the Home indicating the proposed size and location of the pool.

- Pool filter equipment must be screened from view of the street and when possible, neighboring properties. The noise level to neighboring properties must be considered in locating equipment. All screening must have the prior written approval of the ADMC.
- Pool heating equipment must comply with all applicable building, zoning and fire codes. The need to screen equipment from public view may be necessary and screening must have the prior written approval of the ADMC.
- Above ground pools are prohibited. Spas and Jacuzzis must have the prior written approval of the ADMC.
- Screen enclosures should be of white or bronze aluminum with charcoal colored screening. Plans of the proposed screen enclosure must be included with the application and a written description showing design, color, height, etc. is also required.
- Irrigation system must be re-installed to insure 100% coverage of sodded and landscaped property.
- Contractor must remove all dirt and debris from the home site. These materials may not be placed on any lot within Tampa Palms North.
- Pool contractor may only install one permit sign box as required by the City/County ordinance. Advertising signs are not permitted.

#### **L. Garage**

No garages shall be enclosed or converted into a living area and must at all times be used as a garage for car storage purposes. No screening is allowed temporarily or permanently on garage door openings.

#### **M. Barbecues/Smokers**

Barbecue grills and smokers may be located or permitted upon the back patio or yard of a Home. If not screened from view of the neighboring property by a fence, they must remain covered when not in use.

#### **N. Hose Reels/Garbage Cans/Tanks/Clotheslines, Etc.**

Hose reels and above ground tanks must be horizontal in placement and screened from view of the neighboring properties and from the streets by use of landscaping or a fence. Water softeners must be screened from view of the street by landscaping or a fence. Clotheslines must have the approval of the ADMC, be located to the rear of the Home and must be removed when not in use. Garbage cans may be placed at the front of the home after 5:00 p.m. on the day before the scheduled day of collection and must be removed from the front of the home by 9:00 p.m. on the scheduled day of collection. At all other times, garbage containers must be stored and screened from view. Garbage containers must be kept in a clean and sanitary condition to prevent noxious or offensive odors.

#### **O. Flags**

One flag per home will be allowed with approval of the ADMC. The flagpole must be mounted to the home directly to the left or right of the front door or the garage. Should this placement not work with the design of the Home, the applicant should present pictures of the desired location and submit an application for a variance. Flags must be flown on a pole in an outward fashion from the home. No ground mounted flag poles will be permitted.

#### **P. Play Equipment and Accessory Structures**

All permanent exterior recreation and play equipment, including swing sets, jungle gyms, soccer goals, etc. shall not be permitted without the prior written approval of the ADMC. No permanent basketball goals will be allowed. All such equipment must be located within the rear yard of the property and must be screened from public view. Portable basketball goals may be used upon the drive of a Home but may not be positioned in such a way that the street is used for play or the sidewalk blocked to pedestrian traffic. All play equipment must be maintained on a regular basis by the Owner to preserve community standards. **Portable recreation equipment and toys do not require approval from the ADMC however, they must be removed from public view when not in use.**

#### **Q. Exterior Painting**

The ADMC shall have final approval of all exterior color plans including materials, and each Owner must submit to the ADMC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The ADMC shall determine whether the color plan and materials are consistent with the Homes in the surrounding areas and that they conform with the color scheme of the community. The color plan must be submitted prior to construction or repainting. Color palettes should be muted earth tones with co-ordinating trim colors. Doors may be painted with subdued accent colors. No primary or bright colors will be approved.

#### **R. Gutter and Solar Collectors**

All gutters must match the exterior house color, trim color and window metal color. Gutter down spouts must not concentrate water flow onto neighboring properties. Solar collectors must receive prior approval of the ADMC. It is preferred that solar collectors NOT be placed on the front of the house.

#### **S. Additions**

Rain water from a new addition roof or new grade of Home terrain must not run on neighboring property as to create a nuisance. The location of all windows in a new addition must not adversely affect the privacy of adjoining neighbors.

#### **T. Awnings and Shutters**

Awnings will not be permitted. Shutters shall be decorative and not used to cover window or door openings unless the shutter is specifically designed as a protective cover for a window or door in a hurricane event. If the shutter is used as a protective cover, the time limitations of section D of this document shall apply.

#### **U. Driveway Construction**

Driveway and sidewalk extensions require ADMC approval and must conform to the standard for that Owner's neighborhood. No gravel driveways will be permitted.

#### **V. Street Numbering**



Street numbering on curbs will not be allowed unless approved as a unified Neighborhood project by the Neighborhood Board of Directors.

### **Express approval**

Notwithstanding any provision herein to the contrary, ADMC approval is not required for the following:

- Re-paint house exteriors and trims in the identical color previously approved by the ADMC/developer.
- Re-surface existing driveways in the identical color/material previously approved by the ADMC/developer.
- Replace existing screening with identical screening materials previously approved by the ADMC/developer.
- Replace existing exterior doors with identical exterior doors previously approved by the ADMC/developer.
- Replace existing mailbox or security lighting with identical mailbox or security lighting previously approved by the ADMC/developer.
- Replace existing roof with identical roof material.

All references in the paragraph to "identical" shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.).

### **Reconstruction**

In the event a residential structure or any part thereof is destroyed by casualty or natural disaster, the Owner must commence reconstruction within 30 days. If the Owner cannot commence reconstruction within 30 days, the Owner shall notify the ADMC as to the specifics of the delay. The ADMC will make every effort to accommodate the Owner in the application process in order to repair or rebuild in a timely manner.

### **Application Fees**

Members of the ADMC are volunteers and may or may not possess the knowledge necessary to review some types of modification requests. When in the opinion of the ADMC, professional services are required to review an application, an Application Fee in an amount not to exceed \$500 may be charged to an Owner.

### **Appeals Process**

In the event that the ADMC disapproves any plans and specifications, the applicant may request a rehearing by the ADMC for additional review of the disapproved plans and specifications. The meeting shall take place no later than 30 days after written request for such meeting is received by the property management company, unless applicant waives this time requirement in writing. The ADMC shall make a final written decision no later than 30 days after such meeting. In the event the ADMC fails to provide such written decision within 30 days, the plans and specifications shall be deemed disapproved.

Upon final disapproval, the applicant may appeal the decision of the ADMC to the TPNOA Board of Directors within 30 days of the ADMC's written review and disapproval. Review by the Board shall take place no later than 30 days after receipt of the applicant's request therefor. If the Board fails to hold such a meeting within 30 days after receipt of the request for such meeting, then the plans and specifications shall be deemed approved. The Board shall make a final decision no later than 30 days after such meeting. In the event the Board fails to provide such written decision within 30 days after such meeting, such plans and specifications shall be deemed approved. The decision of the ADMC, or if appealed, the Board, shall be final and binding.

# TAMPA PALMS NORTH OWNERS ASSOCIATION, INC.

## ARCHITECTURAL DESIGN & MODIFICATION COMMITTEE GUIDELINES

*Section 12.2 **Composition of the ADMC*** – Until 100% of the Properties that may be developed into Units have been developed and conveyed to purchasers in the normal course of development and sale, Declarant retains the right to appoint all members of the ADMC, which shall consist of at least **three (3) but not more than five (5) persons**. There shall be no surrender of this right prior to such time, except in a written instrument executed by Declarant and recorded in the Public Records. Upon the expiration of such right, the Board shall appoint the members of the ADMC.

- **RESOLUTION** - Until such time as 100% of the properties have been conveyed to purchasers Lennar Development will appoint three representatives of Lennar Development to approve and preside over the architectural decisions for all neighborhoods, multi-family dwellings and commercial properties within Tampa Palms North. However, one representative shall be appointed from each neighborhood to sit on the ADMC as an "advisory member" to the members of the ADMC committee. Advisory members may not be substituted at the whim of the neighborhood associations unless approved in advance by the voting members of the ADMC. All advisory members to the ADMC must be current on all maintenance fee assessments to TPNOA and their neighborhood association.

*Section 12.4 **ADMC Approval Pertaining to Modifications*** The ADMC shall have exclusive jurisdiction over all modifications, additions or alterations made on or to existing Parcels, Residential Units and Commercial Units and any structures constructed thereon, and the open space, if any, appurtenant thereto; provided, however, the ADMC may delegate this authority to the appropriate board or committee of any Neighborhood Association or commercial association subject to this Declaration as long as the ADMC has determined that such board or committee has in force review and enforcement practices, procedures and appropriate standards at least equal to those of the ADMC. Such Delegation may be revoked and jurisdiction resumed by ADMC at any time by written notice. The ADMC shall promulgate detailed standards and procedures governing modifications, additions or alterations to Parcels, Residential Units and Commercial Units and any structures constructed thereon, and the open space, if any, appurtenant thereto.

- **RESOLUTION** – Owners may not undertake any modifications until prior written approval is received from the ADMC. Any modifications started prior to receiving the written approval of the committee are subject to a \$50.00 fine per day up to a maximum of \$1,000 per violation (per section 14.14 of TPNOA Declaration) until the written approval is received or the modification is halted at the request of the ADMC or management.

*Section 12.5 **Submission to ADMC*** Plans and specifications showing the nature, kind, shape, color, size, dimensions, materials and location of such modifications, additions, or alterations in relation to boundary lines, easements and existing improvements, shall be submitted to the ADMC for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of such Owner's Unit, or to paint the interior of such Owner's Unit any color desired. In the event that the ADMC fails to approve or to disapprove such plans if submitted in

complete compliance with this Section or fails to request additional information reasonable required within forty-five (45) days after submission, the plans shall be deemed approved.

*Section 12.6 **Manner of Submission to the ADMC*** Any and all submissions of documents, information and the like to the ADMC under this Declaration shall be required to be made by certified mail, return receipt requested, hand delivery or professional, overnight courier.

# TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

10012 N. Dale Mabry Highway, Suite 223

Tampa, FL 33618

Telephone# - 813-963-6400

Fax number - 813-964-8582

Community Manager - Susan Thomas, CMCA

ATTENTION: ARCHITECTURAL DESIGN AND MODIFICATIONS COMMITTEE (ADMC)

DATE: \_\_\_\_\_

Is this application a re-submittal of a previous application?

Yes / No (circle one)

The undersigned owner seeks approval of the Committee as follows (circle all that apply):

Pool/Spa	Screen Enclosure	Solar Heating Panels	Satellite Dish	Fence
Landscaping	Painting	Storm Shutters	New Construction	Other

Narrative Description of Additions/Alterations: \_\_\_\_\_

(Continue on Additional Sheet if Necessary)

INCLUDED (please circle all that apply):

Copy of Official Lot Survey	Specifications for Alteration	Color Swatches	Material Sample
Brochures	Photographs	Drawings	<i>Note: Please indicate on lot survey where alterations will be located on Property.</i>

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances: including, without limitation, zoning ordinances, subdivision regulations, and building codes. The ACC shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances.

SIGNATURE OF OWNER \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_ NEIGHBORHOOD \_\_\_\_\_

LOT & BLOCK NUMBERS \_\_\_\_\_

TELEPHONE (H) \_\_\_\_\_ (W) \_\_\_\_\_

PLEASE ALLOW UP TO 45 DAYS TO RECEIVE AN APPROVAL FROM THE ADMC COMMITTEE

ACTION OF THE COMMITTEE

\_\_\_\_\_ RECOMMEND APPROVAL WITH CONDITIONS: \_\_\_\_\_

\_\_\_\_\_ REQUEST DENIED FOR THE FOLLOWING REASON: \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRPERSON, ADMC \_\_\_\_\_

## TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

### RESOLUTION REGARDING THE USE OF BASKETBALL HOOPS

PURSUANT to the Declaration of Covenants and Restrictions for Tampa Palms North Owner's Association, Inc., which provides that the Architectural Design and Modifications Committee (ADMC) may recommend standards for the community. Being the desire of this committee to maintain a uniform and harmonious appearance within Tampa Palms North communities regarding the use of portable basketball goals/hoops,

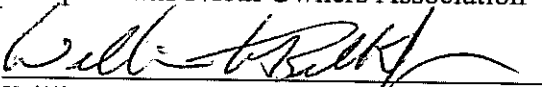
IT IS RESOLVED that portable basketball goals/hoops may be used upon the drive of a Home but may not be positioned in such a way that the street is used for play or the sidewalk blocked to pedestrian traffic. All portable basketball hoops must be removed from view from the street (s) and cannot be in use between the hours of 8:00 p.m. to 9:00 a.m. All play equipment must be maintained on a regular basis by the Owner to preserve community standards. Portable recreation equipment and toys do not require approval from the ADMC.

BE IT FURTHER RESOLVED that the ADMC and the Association's attorney will periodically review this resolution and will have the right to adopt new standards from time to time.

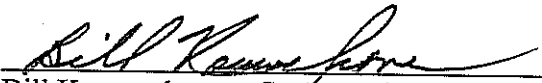
Effective as of the 15<sup>th</sup> day of March, 2005.



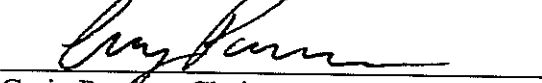
Dusty Eichholt, President  
Tampa Palms North Owners Association



William Bilkey, Vice President  
Tampa Palms North Owners Association



Bill Kouwenhoven, Secretary/Treasurer  
Tampa Palms North Owners Association

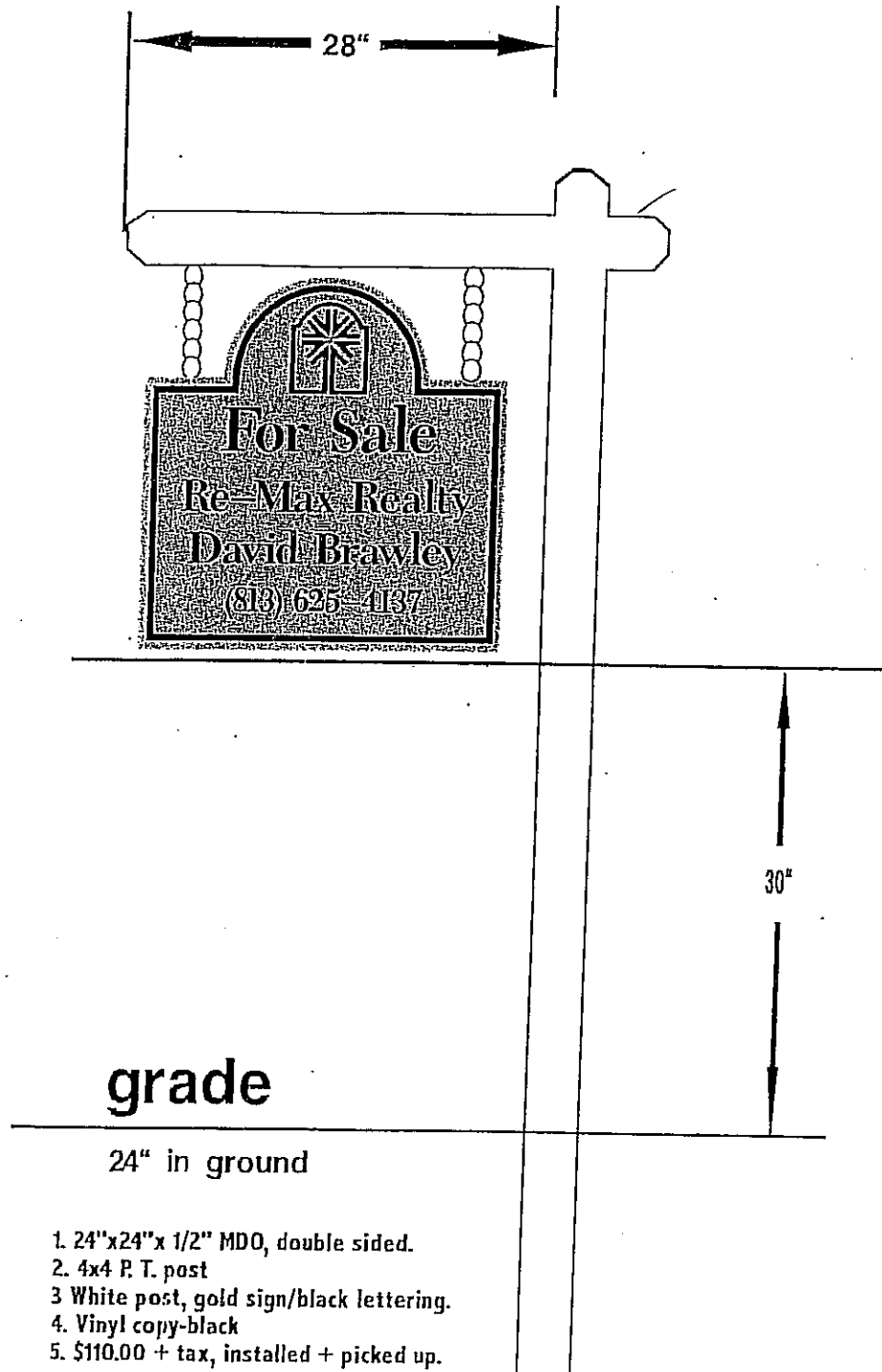


Craig Parrino, Chairman  
Architectural Design and Modifications Committee



(8a.)

### Tampa Palms North For Sale Sign



303 Mears Blvd.  
Oldsmar, FL 34677-3048  
(813) 818-7100  
FAX (813) 818-7200



14445 E. Colonial Drive  
Orlando, FL 32826-5117  
(407) 282-7402  
FAX (407) 381-4566