

HOMEOWNERS GUIDE - BEACON POINT - DEED RESTRICTED COMMUNITY

*****Section I, Introduction

We developed the **Homeowner's Guide as a quick guide to our deed restrictions and community rules**. The rules are in place to protect property values and keep Beacon Point a desirable neighborhood in which to live. Most rules were established by the Developer and are similar to those of all other subdivisions within Beacon Woods East. This document does not list all of the rules that are contained in your documents.

COMMUNITY DOCUMENTS: Copies of our articles of incorporation, covenants, bylaws, and Master Association documents should have been provided to by your real estate agent. Some documents and forms are available to download from our website. Our Management Company can provide you copies at a modest cost. **Article 9** of the Beacon Point **Declaration of Covenants Conditions and Restriction** is especially important for residents to be familiar with. **Changes to the Covenants require a community vote**. Changes to our By-Laws and this document can be made by the Board of Directors

It is important to know that: **ALL CHANGES TO THE OUTSIDE OF YOUR HOME AND LOT REQUIRE PRIOR APPROVAL. Use CHANGE REQUEST FORM.**

ARCHITECTURAL CONTROL COMMITTEE:

Chairperson John Gudavich 727-267-2572 jlgudavich@aol.com
member: Joe Carbone 727-808-5509 joecarbone@100gmail.com

BEACON WOODS CLUBHOUSE: 862-9126

Management and Associates, 720 Brooker Creek Blvd #206, Oldsmar, Florida, 34677.
phone number : **813-433-2000**. Toll free: 877.626.2435

Service Requests: Rick Limbert at extension 2001. (rlimbert@mgmt-assoc.com)

Property Manager: Katy Ricabal at extension 2025. (kricabal@mgmt-assoc.com)

NEWSLETTER: This is created and delivered to your home by community volunteers. It has **contact information** for the Book Club, Activities Committee, and the Pool Exercise Group.

PASCO COUNTY

Customer Service: **727-847-2411** (central call center for all complaints, including animal control, overnight parking complaints, and code enforcement issues.

Pasco County Sheriff: **813-996-6982**

SWFWMD (Southwest Florida Water Management District): 352-796-7211. Contact to determine if a tree in the preserve area adjacent to your property can be taken down.

Website www.beaconpointhudson.com - This website was developed to provide an easy access site for community documents, forms, the latest news, contact information, and activities. Residents can print forms from the website. Please take the time to review it.

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*** **23. Landscaping Rules** (artificial plants, etc.// Bushes and Trees// Flowerbeds// grass// landscaping borders// lawn ornaments // trees)

*****Section II, Some Homeowner Association Rules
By-laws and Covenants have more detail

1. AIR CONDITIONING AND HEATING: (A Change Request Form is required). Replacement of original central A/C and heating units is not required unless it is being replaced in a new location. Emergency replacements can be quickly approved by making contact with any member of the architectural committee or Board of Directors.

Supplemental non-central air-conditioning units which protrude from the outside line of the home (windows or walls) are not allowed in Beacon Woods East per the Master Association and our Homeowner Association documents. As an option, you can buy A/C units which can cool the room but do not protrude outside of the home.

2. ANIMALS: (See # 32: Pets) Maximum of 2 pets (Covenants).

3. ASSOCIATION MEETINGS: The Board of Directors normally meets on the second Friday of each month in January, March, April, May, September, October and November. A notice of the meeting is posted on the bulletin board at the pool. Residents can attend these board meetings and can make comments or ask questions **after** the scheduled business has been conducted. Usually there is a 3 minute time limit for each resident.

There is an Annual Membership Meeting held the second Friday in February. This is not a board meeting but rather a homeowners meeting. Election of HOA board members by community residents takes place at that meeting. A notice is sent to all homeowners.

4. AWNINGS: These require a Change Request Form and **approval from the Board of Directors**. Some awnings may be permitted in the rear of the residence. Information is available from the Architectural Control Committee or our Property Manager. County permits may also be required and an awning agreement form must be completed and signed prior to approval. Manufacturer specification and installation plans must accompany requests. High winds could cause damage to awnings and collateral damage to adjacent homes. It is prudent to contact your home insurance agent if you are considering making this type of request. Any awning installed by a resident must be kept in good condition at the expense of the owner.

5. CHANGES TO THE OUTSIDE OF YOUR HOME AND LOT: These require approval (Exceptions noted in this booklet.) The process is simple. Just turn in a completed Change Request Form and it will be reviewed by the Architectural Control Committee (ACC) Chairperson or other member of the committee.

CHANGE REQUEST FORMS: The forms are stored in a mailbox located at the outside wall of the pool. One box contains blank forms and the other box is where you deposit your completed form along with a self-stamped and self-addressed envelope. You should receive a response within 14 days. **The fastest and most efficient way to process a Change Request Form is to email a copy of the form to the ACC Chairperson.** If you need to get approval quickly, you can hand-deliver the form to the chairperson of the ACC. Records of approved requests and changes are maintained by the management company. Most, but not all, requests can be approved by the ACC. Some requests may require a decision by the Board of Directors. Do not make changes until you get approval.

6. CLOTHES HANGING AND DRYING: Clothes lines are allowed **subject to the following four restrictions: they must not be visible from the street; they are restricted to the area at the rear of each dwelling as far as the rear lot line; all clothes line poles must be able to be lifted and moved by one person within three minutes; and all poles and lines must be removed when not in actual use for the drying of clothes.**

7. CONTRACTOR VEHICLES OR EQUIPMENT: Vehicles with commercial signs are not allowed except while performing work in our subdivision. Contractor vehicles or equipment may not be parked overnight except in very unusual circumstances and with board approval. **No contractor signs are permitted to be placed on properties so please remove them if a contractor leaves one on your property.**

8. DECORATIVE DISPLAYS ON HOME: These are limited to two items and must be located under the porch. They cannot exceed the width of the column or a size of 30 x 30 inches. **ACC approval required.** Some small decorative flags can be approved for display in the entrance or garage area. Holiday displays (Thanksgiving and Christmas related holidays) are allowed about seven days prior to Thanksgiving and **should be removed the first week in January.**

9. DECORATIVE SHUTTERS: They must be approved and only specific colors are allowed. **Consult with the ACC Committee** and borrow a copy of the approved paint colors booklet.

10. DOORS, EXTERIOR: Replacement of outside doors requires approval. Use the Change Request Form. Garage and storm doors must be white in color. Some color options are available for front doors (a change from the original rules); check with the **ACC regarding approved color combinations, members have the book of approved colors..**

11. DRIVEWAYS, WALKWAYS AND SIDEWALKS: Cleaning and maintenance of driveways is the responsibility of the homeowner. Homeowners must clean the sidewalks in front of their lots. The HOA will repair sidewalks and also periodically clean sidewalks which are in front of common areas. **Barrier chains, concrete blocks or flower boxes/pots etc. cannot be used to block the entrance to a driveway.** At times, however, a contractor will need to rope off a driveway when doing approved work.

The ACC can approve a request from owners to **either install brick pavers in place of a concrete driveway or paint driveways. There are special rules and maintenance requirements when this change is made. A written maintenance agreement is required.** Not all brick pavers are durable enough to withstand normal driveway use or the rigors of commercial lawn service equipment, so the type (and color) of pavers require approval. Paint or stain designated for driveways must be used, anticipate tire marks.

12. ESTATE SALES: Estate and moving sales require permission of the Board of Directors. Due to parking problems generated by excess traffic in the community, a special parking permit may be required by Pasco County. Any expenses connected with the use of a security service or police shall be the responsibility of the homeowner.

13. FEEDING OF STRAY CATS AND WILDLIFE: Complaints about residents who feed stray animals should be reported to the Pasco County animal control (727-847-2411) for action.

14. FLAGS: No flags may be displayed on lots other than those **allowed by State of Florida** regulations (with the exception of approved decorative flags). The American flag, Florida flag, and some military service flags are approved by the state of Florida. Prior approval for the location and size of flags is required. The ACC or management company can give you guidance. Use the Change Request Form, as always, for initiating the approval process. Some small decorative flags can be approved for display in the entrance or garage area... (See decorative displays). **Vehicles parked on lots and in the street are subject to the same flag display rules.**

Flag poles, up to 20 feet high, have been approved by submitting a Change Request to the Architectural Committee.

15. GARAGE DOORS: **These must be painted white.** Approval is needed to replace existing doors. Garage doors **should not be left open unless someone is working in the garage.** Snakes and other wildlife can wander into open, unattended garages.

16. GARAGE AND MOVING SALES: A one-day community garage sale is held annually. Moving and estate sales need approval from the Board of Directors and are usually allowed for a weekend or one day only. A special parking permit from Pasco County **may** be required.

17. n/a

18. GUTTERS AND DOWNSPOUTS: ACC approval is required. White is the approved color for gutters. Downspouts can be white (usually installed as white) or painted the color of the body of the house (usually done when a home is repainted). Placement of the downspouts is important so as to prevent an accumulation of excess water on parts of your lot or erosion where the water exits.

19. HOME BUSINESS: No trade or commercial business activity shall be operated in any residence.

20. HOUSE NUMBERS: These must be attached to the front of the residence in a lighted area (to aid emergency personnel). Numbers must be no less than 3 inches high. It is **not allowable to have house numbers painted on the curb area** (something which solicitors will eagerly try to sell you).

21 IRRIGATION OF LAWNS AND COMMON AREA: This service is included in your monthly fees, which is a substantial savings compared to using your own water source. We use Pasco County reclaimed water for our community-wide irrigation system. Any changes made to the system require prior approval and must be done by our contractor. The **HOA owned** system needs to be appropriately maintained to adequately serve all residents and our community's common area. **Residents are not authorized to make changes to the irrigation system.**

22. Lawn Maintenance: The commercial contract calls for mowing and fertilizing our lawns, applying weed and pest control products, doing limited trimming of certain hedges in the front of and a portion along the sides of homes. Limited weeding is also done in the front. Homeowner's are responsible for all other weeding and trimming as well as the replacement of dead sod, trees and plants. **It is important to notify our management company of any significant lawn maintenance problems when you first notice them.** Coordinate the laying of sod or any other approved landscaping with the lawn maintenance contractor so that any scheduled chemical spraying does not damage your new plantings. Additional irrigation needs are usually done by the home owner, not the HOA. Pasco County has rules regarding irrigation so hand watering may be required.

Homeowners are **NOT PERMITTED TO MOW THEIR LAWNS,*** as that is done by our lawn maintenance contractor. (*However, if so desired, a special provision **MAY** allow maintenance of backyard only*).

Homeowners must keep their lawns free of objects that will impair the work of contractors. That reduces any damage done on properties which helps to control costs. Also, protect your downspouts and other property by creating a barrier between them and the edge of the grass which will help to prevent damage from the lawn equipment. If you have lanai screening, you can protect it by installing a kick plate at the bottom of the screened area.

If your lawn appears stressed, call Management and Associates and they will issue a work order for the contractor to investigate the problem and take appropriate action.

23. LANDSCAPING RULES:

ARTIFICIAL PLANTS/FLOWERS/TREES/OR GRASS: These are not to be placed upon any front or side exterior portion of any lot, or be visible from the street. Tasteful, artificial wreaths may be attached to the front door only.

BUSHES : Every lot must have at least one bush planted in addition to the front and side hedges.

BUSHES AND HEDGES: Our lawn service trims bushes and hedges in the front of the house and for a short distance along the sides of homes. **Other trimming is the responsibility of the homeowners.** Replacement of plants, trees and bushes is also the responsibility of the homeowner. Use the Change Request Form when replacing bushes.

FLOWERBEDS: Residents do not need permission to plant low growing flowers around the trees. **Installing new flowerbeds, however, requires approval and the weeding of flowerbeds is the homeowners' responsibility.** The impact upon the irrigation system needs to be carefully considered.

GRASS: Replacement of grass is the responsibility of the homeowner. If you spot problem areas in your lawn, contact the management company so they can inform the vendor to take appropriate action.

23. LANDSCAPING RULES (Continued):

LANDSCAPING BORDERS: Like all outside changes, landscaping borders requires approval prior to installation and must be properly maintained. Only commercial products can be used for borders. Concrete, brick, wood, and plastic products are being used in our community.

LAWN ORNAMENTS: Flowerpots, bird statues, and other statuary and lawn ornaments should have natural solid colors, and not exceed 30 inches in height. They are limited to two, and must be located in bedding areas in the front of the dwelling. Five flowerpots are allowed in the bedding areas or walkways. Birdbaths are allowed in the rear yard areas of a residence and must not impede lawn mowing operations.

TREES ON HOMEOWNER'S PROPERTY: Approval is required for the removal or planting of any trees (Use Change Request Form). **Pasco County may require a permit to remove a tree and also may require a replacement tree.** If you plan to plant a tree, please secure a list of community approved trees from the ACC Chairperson. .

Maintenance and **trimming of trees is the homeowner's responsibility. This includes trimming branches which hang over the roads and impede traffic.**

TREES IN THE PRESERVE AREA: Some Beacon Point lot lines are on the preserve area boundary. In those cases, if a tree from the preserve area falls onto a lot, the homeowner is responsible for its removal.

The State of Florida has strict rules regarding the preserve areas. **Basically trees in the preserve area cannot be removed unless SWFWMD staff feels that the tree might fall and damage a home.** The homeowner needs to make contact with SWFWMD (Southwest Florida Water Management District) at 352-796-7211 to get permission to remove the tree. (See page 1).

TREES IN THE COMMON AREA: These are trimmed by our contractor. Some specific palm trees (which were planted by the developer) are also trimmed by the contractor. Our current lawn maintenance contract includes two cutbacks per year along the preserve area line. That is done in the spring and fall.

If a tree **from our common area (not the preserve area)** falls down or needs to be removed, the Homeowners Association will pay for its removal. Contact our management company for assistance.

24 LEASING/RENTING HOMES: Homes cannot be leased until the homeowner has owned it for over one year. The lease agreement must be for a minimum of six months and a copy of the lease must be submitted to the property manager for approval. Other rules relative to leasing are contained in our covenants and bylaws. Please read them thoroughly. **The listing of a property in the community on a hotel-lodging type site constitutes a violation in addition to the short-term occupancy being the violation.**

25. LIGHTING, OUTSIDE: All outside changes require approval. Originally, lighting fixtures on the garage and in the entrance area had to be white. **Now retailers are selling mostly black and bronze lighting fixtures, so they too are allowed.** Replacement fixtures **must closely match the original size and design** and must be color-coordinated. **Solar lighting,** low-voltage lighting and security spotlights must also be approved. Be very careful about the location of such lighting. We have a commercial lawn maintenance contract and no items are to be located where they might impede the work. In all cases, a site plan drawing which indicates the location of any light fixtures must be attached to the **Change Request Form.**

The color of the porch lamp lights should be the standard clear or yellow color used to repel insects. Colored lights are acceptable during the Christmas holiday season but should be replaced with regular lighting within two weeks after Christmas Day.

26. MAILBOXES: Maintenance is the responsibility of the homeowner. Obviously the shared locations are the joint responsibility of two homeowners. The posts and mailboxes need to be kept in good condition. The ACC or management company can provide information regarding the **replacement of the posts; a specific manufacturer must be used.** Standard black mailboxes are available at most any hardware store if you need to replace it rather than paint it. **MAILBOX NUMBERS:** Use 2 or 3 inch gold-colored numbers with a black background. Email a member of the Board or call our management company to obtain them. The HOA will supply you with those numbers at no cost (the 2 inch) or you can purchase them from hardware stores, such as Lowes, Home Depot, etc.

27. MOTORCYCLES: (See #30: Parking Restrictions)

28. MULCH: **28. MULCH:** Residents provide their own mulch. Many residents prefer, for a variety of reasons, to install their own mulch so an annual mulch service funded through HOA dues was discontinued. Natural color mulch or red must be used in the front of our homes. **Brown or dark brown rubber mulch is also acceptable and is often used along the back and sides of homes as an insect deterrent and/or for lawn crew damage control.**

29. PAINTING THE EXTERIOR OF YOUR HOME: Beacon Point has an approved list of colors for home exteriors, including **trim, front doors, and decorative shutters.** Check with the chairperson of the ACC committee to borrow a copy of the approved paint color chart. A **Change Request Form** must be completed and approved prior to painting any exterior part of your house.

30. PARKING RESTRICTIONS: Street parking is not allowed in Pasco County without a County permit, and could result in the issuance of a ticket and a fine. Therefore, please encourage visitors to park in your driveway. **This is especially important at night** when it is more likely that parking violations will be reported to Code Enforcement (who may issue the fine). When planning holiday or party events, we suggest that you consider getting a Pasco County temporary street parking permit to avoid the risk of a fine. (If you wish to make a complaint about illegal parking, contact **Pasco County 847-2411**).

30. PARKING RESTRICTIONS (Continued):

Please note the following:

- a. **Vehicles are to be parked only in the garage or on driveways.** No vehicles of any type may be parked on other areas of any lot, sidewalk, or common ground areas. Non-compliance (as with all HOA rules) can result in a fine. Damage to the irrigation system due to parking on the grass is the responsibility of the homeowner.
- b. **No barriers such as chains, blocks, etc., are permitted across driveways except for a approved short term maintenance work and construction project.**
- c. **Boats, boat trailers, commercial vehicles, motorcycles, motor homes, trailers, etc., may not be parked overnight in residents' driveways.** Emergency vehicles such as off-duty police or emergency medical vehicles, are exempt from this requirement.
- d. All vehicles without current license plates and/or covered with a temporary cover must be parked inside the homeowner's garage at all times. **Vehicle covers are not allowed to be on vehicles parked on any community property outside of someone's garage.**
- e. **POOL PARKING:** Overnight parking is **not allowed**. However, the board may grant a short-term exception under certain circumstances. If an exception is granted, a pass should be issued and must be **displayed on the vehicle**.
- f. **RV and BOAT PARKING:** There is a six-hour maximum for RV and boat parking, and overnight parking is not allowed. Overnight parking is available at the clubhouse.

31. PART TIME RESIDENTS: During extended periods of absence, owners are asked to provide keys and emergency contact information to the property manager or a neighbor. Please stop all mail and newspapers from being delivered. Any plantings or flower plant beds that you have installed on the side or back of your home will need attention while you are gone so you should make arrangements with a landscaper, neighbor, or friend to keep the areas trimmed and weeded.

32. PETS: All pets **require approval**. Domestic cats, certain kinds of dogs, and other household pets may be kept provided they are not used for commercial purposes. No more than **two animals** may be kept in any household. All dogs must be kept on a leash when outside of the owner's lot. Pets are not allowed on any lots other than the owner's without consent. When you take your dog for a walk, be sure to take plastic bags or a "scooper" and pick up the excrement.

The following dog breeds are not allowed in the community: Akitas, Alaskan Malamute, Chow Chow, Doberman Pinscher, German Shepherd, Pit Bull, Peresa Canario, Rottweiler, Siberian Husky, Staffordshire, Bull Terrier, and Wolf Hybrid. **Dogs of mixed breed containing any of those lineages also need to be approved by the Board of Directors in a case-by-case basis.**

33. PODS: (See # 46: Storage Units/Pods)

34. POND MAINTENANCE: This is done by a contractor in compliance with the state of Florida rules. They are the only people authorized by the Homeowners Association (HOA) to do work in the pond or water retention areas.

35. PORTABLE TOILETS: These are not allowed on any homeowners' properties unless OSHA requires a contractor to have one onsite.

36. PRESERVE AREAS: Many of our homes are located in front of land preserve areas which have special State of Florida rules restricting the cutting of brush and trees or making any changes to the natural state of the land. SWFMWD (see contact information on page 1) is the agency that you need to contact with any questions or issues you have about the preserve area.

37. RENTING YOUR HOME: (See #24: Leasing/Renting)

38. REPORTING RULE VIOLATIONS: You may call or write the property management company if you wish to report rule violations. You must give details and identify yourself. The management company will then investigate your complaint. Your name remains confidential. The Board of Directors usually is not involved in routine violation resolution but may, on occasion, contact residents to help to clarify the community rules.

39. ROOF REPLACEMENT: Need approval from the ACC. Change Request form along with a sample of the type of shingles. The color and type must be approved in advance of the work.

40. SELLING YOUR HOME: Homeowners are required to notify our management firm of any pending sale and also must provide them with the listing agent's name. The homeowner should give the pool keys and copies of community documents to the new owner.

41. SIDEWALKS: (See #11: Driveways and Sidewalks)

42. SIGNS ON YOUR PROPERTY: Only 'for sale' or 'for lease' signs are allowed on your property. The size may not exceed 3 x 3 or 9 square feet. The sign must include 'deed restricted.' One professional open house event sign is allowed to be displayed on the owner's property only during the actual open house event. Also, three small directional arrow signs pointing the way to the house are permitted. **This helps keep the neighborhood look uncluttered and avoids the posting of signs which create a nuisance.** The BOD can approve an exception for approved moving or estate sales. Political signs cannot be displayed on your property. (Article IX, Section 14). If a vendor puts a sign on your property, just take it down; they cannot advertise here and the sign is not permitted. Signs are not to be displayed in backyards with exposure to the golf course, **as this is a Pasco County restriction and also against the Beacon Woods East and Beacon Point rules.**

43. SATELLITE DISHES: These are allowed, but a Change Request Form must be submitted and approved prior to installation. The location must be approved, so a site sketch must be submitted with the request for change.

44. SCREENS, OUTSIDE: Replacement of existing screening with the same product or very similar appearance is considered maintenance, so **does not require ACC approval.**

However, changing the appearance or adding new screening does require approval. Many residents have added screening to their garages and lanais. If you have lanai screening, the vendor recommends a kick plate on the bottom to avoid almost certain damage from trimming by our lawn maintenance contractors. Another option would be to create a rubber mulch barrier which extends one or two feet from the screen that you want to protect.

45. SOLAR HOT WATER HEATERS, SOLAR POOL HEATERS AND SOLAR OUTDOOR LIGHTING: These items need approval. Please attach product information in the site plan sketch of the equipment location.

46. STORAGE UNITS/ PODS: No storage units are allowed on properties unless required for major construction projects or moving in or out of the community. Three days is the limit for moves. Specific time limits for projects are arranged with the ACC. Contact the chairperson for details and approval. Exceptions must be approved.

47. STORM DOORS/DECORATIVE SHUTTERS, HURRICANE SHUTTERS: All of these require approval prior to installation and in only the specific colors that are allowable. Consult with the ACC and borrow a copy of the approved color booklet for decorative shutters.

Hurricane storm shutters used for an impending hurricane can be installed after the hurricane warning or watch has been issued and removed within three days after the cancellation.

48. SWIMMING POOLS/SPAS (HOME): These home additions require approval by the ACC. The ACC has approved some spas which were located in a back yard lanai area. County permits are required for this construction. **No above-ground, or temporary inflatable pools are permitted in the subdivision.**

49. SWIMMING POOL AT THE CLUB HOUSE (MASTER ASSOCIATION POOL): Residents can also use the pool at the Master Association clubhouse. Rules are posted there. New residents should get a key from the former owner or may buy one from the Master Association. This recreational activity is funded through a portion of your monthly fees. It is not heated.

50. SWIMMING POOL AT BEACON POINT: Most rules are based upon Pasco County regulations or insurance requirements. The rules are posted at the pool. Please read them.

Our private community pool is **open from dawn to dusk. We are licensed by Pasco County only for that specific time.** We could be fined or closed down for not complying with that rule. The entrance door must be kept closed and locked at all times.

50. SWIMMING POOL AT BEACON POINT: (continued)

The pool temperature is set at 82° and primarily heated by solar panels. Gas supplemental heat is used from November 1 through March 30. To save on energy costs, the pool must be **covered when not in use from January 3 through March 30.** State of Florida Inspectors can close our pool and/or fine us if people are in the pool area with the pool cover on. So if you are in there you need to push the cover to one side and then put it on the deck.

The spa is set at 102°. The timer needs to be turned on each time the spa heater is used. Please check to make sure that the timer is off when you exit the pool area after using it.

Residents are not authorized to work on pool equipment.

Please do not leave your garbage or trash at the pool. Take it home for disposal. The trash container at the pool is only emptied twice a week. State and or County rules forbid the use of glass containers or consumption of alcohol at the pool

No personal property storage is allowed at the pool because of our limited space.
New residents should get a pool key from the previous owner. Replacement keys are available, at a nominal cost, from a member of the Board of Directors.

51. TENTS: These cannot be erected or stored on any lot either permanently or temporarily.

52. TRASH PICKUP: The trash pickup service is included in your monthly fees. Currently, Tuesday and Friday are the trash pickup days. Recycling service is on Tuesdays at a different time than the trash pickup. Trash can be put out the night before the pickup day if it is in an covered trash can. If there is spillage due to animal activity or any other reason, you are responsible for a timely clean up of that spillage.

53. WATER, POTABLE: This is totally separate from our reclaimed water system used for irrigation. The HOA is not responsible for repairs to your Pasco County potable water. Depending where the leak is you will need to get it repaired by either a plumber or Pasco County Customer Service: **727-847-2411**

54. WATER SOFTENERS: If a water softener is placed on the outside of a home, it must be hidden from view by shrubs or a small lattice fence which does not exceed the height of the softener. ACC approval is required.

55. WEEDING SERVICE: We have **limited weeding services as a part of our lawn service contract.** The contractor will weed in the front area of your home and along the sides (up to the A/C unit). Weeds are sprayed or removed on a monthly basis. However, **homeowners are required to do some of their own weeding in the front and on the sides of their homes as well as all weeding in any flower beds or areas that owners created.**

56. WINDOW REPLACEMENT: Approval is required for any changes to any of the homeowners' windows. Garden windows installed by the builder cannot be replaced with new garden windows, per the new building code. Replacement windows must be of a similar design/type as the originals. Glass block windows are allowed only on the rear of the house. A site plan drawing and product brochure must be submitted with the Change Request Form.

57. VIOLATION OF RULES: The Board of Directors (BOD) must take action when community rules are violated. Please take the time to understand the deed restrictions and comply with our rules.

At times, a member the Board of Directors (BOD) may contact a resident regarding a rule violation. This is done to try to quickly resolve a problem. More commonly, contacts about rule violations are made by our management company via a letter or telephone call. If there is a resolution, no action needs to be taken by the BOD.

Rule violations are noted by or reported to our Property Manager. A letter is then sent to the owners asking them to fix the problem. If a homeowner does not cooperate, other steps will be taken. If you disagree with a notice of violation, contact our property manager to resolve the matter. Failure to comply with community rules can result in a fine, legal action, and/or the suspension of the use of **common area facilities. Our property manager, as a part of her contract, makes routine inspections of our property to help with deed restriction compliance.** Residents can call the property manager to report rule violations.

The State of Florida and our community documents set limits on fines. Usually the maximum fine is \$100 per day up to a total of no more than \$1,000 dollars (for a continuous type such as displaying a political sign on your property). For other types of violations, the fine is similar for the first violation and increases for subsequent ones up to a maximum of \$1,000. When the BOD votes for a fine or suspension, a letter is sent to the resident involved. The person/s being fined can appeal by requesting a hearing with the Fine & Suspension Review Committee (F&SRC). There is a 14-day time limit for the appeal. The F&SRC then meets with the resident to determine the reason for the violation and decides if the fine will be levied. (Florida Statutes: Title XL, Chapter 720, 720.305).

Other actions can also be taken by our management company or legal firm, depending on the nature of the violation.

Questions regarding fines should be directed to our management company.
Property Manager: Katy Ricabal at extension 2025 (kricabal@mgmt-assoc.com)

*****Section III, GENERAL INFORMATION *****

You are encouraged to read the documents (which should have been given to you by your real estate professional). This "guide" is an abridged version of some of the information contained in the Master Association Documents, the Beacon Woods East Villages 16/17 **Declaration of Covenants, By-Laws, and rules established by the Board of Directors***. The State of Florida Statutes and Pasco County regulations also need to be followed (permits, codes, pet licensing and care, etc.). This booklet is for residents' use only. Replacements are available for a fee from our management company or can be copied from our website. ***This guide has been approved by the Board of Directors .**

Rules can be changed, rescinded, or modified. Rule changes to the Declaration of Covenants **require a community vote**. The Board of Directors (BOD) can change, rescind, or establish rules in the By-Laws. The Board also sets rules for architectural control and other issues per the Declaration of Covenants.

Properties must be kept in a good state of repair: This includes the outside of your home, your driveway, sidewalk and landscaping. All rules apply to both homeowners and their guests.

If contractors damage your property, it is your responsibility to deal with the issue. Call the property manager for assistance. It is recommended that you take immediate action when you notice any damage.

COMMUNICATIONS: Please contact our property management company with any questions regarding community rules or to request replacement copies of documents. The management company handles requests for services, complaints, and rule violations reported by residents.

Email communications from the Board are sent to you if you have given them your email address for that purpose. Our website has information that can be accessed anytime, including current news. A monthly newsletter is delivered to residents by volunteers. Meeting notices are posted at the pool and a sign is placed at the entrance.

ACTIVITY AND RECREATIONAL GROUPS

ACTIVITIES COMMITTEE of Beacon Point: This committee plans events for **community members** and makes contact with residents who have had medical problems or have lost a family member. It publishes and distributes our newsletter and is engaged in other activities, such as organizing community gatherings at our pool.

BOOK CLUB of Beacon Point: We have an ongoing book club which selects books for reading and discussion. All are welcome to join.

POOL EXERCISE GROUP of Beacon Point: Residents are invited to join this group, which meets three times a week to exercise in our community pool most of the year.

THE MASTER ASSOCIATION RECREATIONAL ACTIVITIES: These include exercise groups, card games, billiards, tennis and pickle courts, bocce ball, table tennis, shuffle board and Saturday morning coffee & donuts,

HOMEOWNER ASSOCIATION WORK GROUPS:

BOARD OF DIRECTORS (BOD): The five board members are voted into office by the community. The **board members elect their officers** after the annual meeting. There are usually only seven BOD meetings each year (plus the members' annual meeting). Special meetings are called as needed. Virtually all meetings are open and must be posted in advance or a notice is sent. A sign regarding the meeting is placed near the pool. An agenda is placed on the pool bulletin board. Audience members have a chance to participate **after** all regular board meeting agenda items have been completed.

FINE AND SUSPENSION REVIEW COMMITTEE (F&SRC): This committee is appointed by the board. No HOA Board members or their relatives can be on this committee. The function is to review the proposed signs.

POOL COMMITTEE: This committee helps to keep the pool running smoothly by resolving pool problems and coordinating with the Board of Directors. They help to monitor pool status and makes recommendations as needed.

ARCHITECTURAL CONTROL COMMITTEE (ACC): This committee reviews and makes dispositions on all Change Request Forms submitted by homeowners. The owner completes the Change Request Form and submits it along with a stamped and self-addressed envelope. The ACC reviews the request, takes the appropriate action, and sends the completed Change Request Form back to the homeowner. A record is kept of all approved changes.

Contributors:

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