

# SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.

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Date: June 18, 2024

Dear Owners:

The Board of Directors for the South Fork of Hillsborough County III Homeowners Association, Inc. (“Association”) is sending this mailing that will address the following: (1) Update on Adopted Guidelines at Last Board Meeting; (2) Access Method to Governing Documents; (3) Second Annual Members Meeting Notice (Election Update) and Organizational Meeting; (4) Reminder Notice for Member’s Meeting on Amendment Vote; and (5) Proxy for Amendment Vote. Please review below for each of the relevant Sections.

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## UPDATE ON ADOPTED GUIDELINES AT LAST BOARD MEETING

All prior noticed guideline changes were approved at the last Board Meeting held on June 11, 2024. This includes the fine policy that was updated, to comply with the 2024 legislative changes. All guidelines and rules noticed are in effect. If you require a copy of the rules and guidelines, you may email your manager at the following email address: [sarah.ranney@fsresidential.com](mailto:sarah.ranney@fsresidential.com). You may also obtain a copy of all covenants and rules at the link found in the next section of this notice.

One update from the prior noticed guidelines, a motion was made, seconded, and approved by the full Board to add the following into the approved guidelines, to avoid any ambiguity:

*“Prohibited Rules – If an alteration is not expressly authorized in these guidelines, the alteration shall be considered prohibited and against the Association rules.”*

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## SECOND NOTICE - 2024 ANNUAL MEMBERS MEETING

**DATE/TIME/PURPOSE:** The Association is conducting a very important members meeting on July 9, 2024, at 6:30 PM for this year’s vote for this year’s open seat up for election on the Board.

**LOCATION:** Christ the King Lutheran Church, 11421 Big Bend Road, Riverview, FL 33579

**AGENDA:** Quorum; Proof of Notice, Minutes; Seating of the Board (No-Election); and Adjournment.

**NOMINATION/ ELECTION UPDATE:** The purpose of this SECOND NOTICE is to advise you of the date, time and location of the Annual Membership Meeting. This notice specifies the agenda and advises you of important information concerning the Membership Meeting and Election. Specifically, the Board already mailed out notices of intent prior to the meeting, and only one (1) notice of intent was returned for the open Board seat. Pursuant to Article VI of the Association Bylaws and Florida Statute § 720.306(9)(a), elections are not needed if the number of candidates submitting a notice of intent is less than Board vacancies. Therefore, the person who expressed interest by submitting a Notice of Intent will be on the Board via acclamation. The name of the only candidate to run for the Board in this election is: Tina Ferrell. Tina has sat on the Board prior, and has volunteered to step up and lead the community again. The Board and community thanks Tina for volunteering!

**ORGANIZATIONAL & BOARD MEETING:** Right after the Annual Members Meeting the Board will meet to handle Board business and elect officers on the Board for the next year.

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HOMEOWNERS ASSOCIATION, INC.**

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**AGENDA FOR ORGANIZATIONAL MEETING:** Open Meeting; Minutes; Officer Election; Other Posted Board Business; Owner Comments; and Adjournment.

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**REMINDER MEMBER’S MEETING NOTICE ON RENTAL AMENDMENT VOTE**

We are sending this reminder that at the below date, time, and location, the members will be having a separate meeting from the Annual Meeting to finalize the vote on the proposed rental amendment that was mailed out prior. As a reminder the Board is proposing for an owner vote an amendment to lower rental caps and increase the wait period prior to being able to rent for all new owners moving into the community after the amendment. Current owners will be grandfathered into the old rules pre-2024.

**Date/Time:** July 9, 2024 at 6:45 PM or shortly after the Annual Meeting

**Location:** CHRIST THE KING LUTHERAN CHURCH, 11421 BIG BEND ROAD, RIVERVIEW, FL

**AGENDA:** Roll call; Proof of Notice; Minutes; Vote on Proposed Rental Amendment; Adjournment

See Next Page for Proposed Amendment Language, followed by Proxy to vote on amendment on Page 4.

**A. KEY TO READ AMENDMENT**

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| <ul style="list-style-type: none"><li>• <u>Underlined</u> language is being added.</li><li>• <del>Crossed Out</del> language is being removed.</li></ul> |
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**PROPOSED AMENDMENT**

<b>RENTAL AMENDMENT – Section 18a of Article IX of the Declaration:</b>
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**I) Proposed Amendment to Section 18a of Article IX of the Declaration with the following:**

Homeowner Ownership & Rental Caps: To continue with the Association’s efforts to administer the rentals in the community, and clarify its approval authority rental applications in the Association, the Association adopts this amendment to the rental provision further clarifying the application and approval powers described under 18b of the Declaration. As such the Association wishes to update the rental caps and wait periods for new owners in the Associations after the recording of this amendment. The Association consistently works towards improving the community for its residents; as a result, in an attempt to build the community and ensure the marketability of each Owner’s Lot, the Association requires a ten percent cap on all rentals in the community and a ten percent cap within each neighborhood for rentals. This ten percent cap shall only be enforceable against new owners who acquire title after the adoption of this amendment, all current owners at the time of its adoption shall be grandfathered in and subject to the prior language in the Declaration which established a twenty-five percent cap on rentals in the community and a twenty-five percent cap by neighborhood, and the Board may establish a wait list and administer it to deal with the any cap being hit. This cap will help to maintain the availability of federal mortgage backed financing within the community. Additionally, in an effort to encourage our owners to live within and contribute to the community, the Association requires Owners to reside on their Lots for no less than twenty four months for all new owners at the time of the recording of this amendment; however, all current owners at the time of the adoption of this amendment shall be grandfathered in to the prior version of this provision, which requires all other prior owners to wait twelve months before becoming eligible to rent or lease the Lot, and may not own

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more than ten homes within the Association. Additionally, no owner or their affiliates may collectively or individual rent more than ten dwellings at one time.

1) Neighborhood as referenced in the above paragraph are the following: Windrose, Cordova, Enclave, Ibis Cove, Highlands, Flagstone, and Savannah.

**Purpose for the change:** This amendment primarily updates the rental caps as it applies to new owners, all current owners will be subject to the prior rental cap policies of the Association. Also, this amendment creates a longer wait period for new owners to rent.