

July 20, 2022

Re: Cover Letter

Dear Owners:

In response to residents' concerns over the last two years, the Board of Directors of the South Fork of Hillsborough County III Homeowners Association, Inc. (the "Association") is sending this letter and mailing package to provide several reminders to the community, and to provide a copy of its rules and fine enforcement schedule, and to provide notice of adoption of the Neighborhood Representative Committee. Please review all the materials, and if you have any questions do not hesitate to reach out.

Enclosed you will find a prospective enforcement letter reiterating the legal authority to enforce the documents of the Association and citation of Declaration covenants, a copy of the current rules adopted by the Board with a summary of what you can and cannot do, the fine schedule, and we ask that you become familiar with all the language to the covenant and rules going forward, and if you have not already been in compliance to become compliant to avoid the Association bringing fines and enforcement actions against you.

Thank you for your time and consideration in this matter.

Sincerely,

Board of Directors of South Fork of Hillsborough County III Homeowners Association.

Enc. – Prospective Enforcement Notice, List of "Dos and Don'ts", Rules & Regulations, and Fine Schedule.

July 20, 2022

Re: Comprehensive Prospective Enforcement Notice

The Board of Directors of the South Fork of Hillsborough County III Homeowners Association (the "Association") is sending this notice to remind and reemphasize the covenants and guidelines we all agreed to as owners and residents in this community. This notice reviews some of the key covenants and policies you should follow, and the enforcement procedure of the Association.

First, note that all the governing documents which detail the Association's restrictions can be accessed through our property manager FirstService Residential. You can simply login or create an account by visiting <https://fsrauthserv.connectresident.com/core/registration>. Also, you may look online at the Hillsborough County Public Records website, and search for the Association's governing documents for free. For your convenience, the following is your Declaration's Official Records Book and Page Number(s): BK 16127 and PG 1568 which are the original covenants that the Board later adopted more refined rules under, and a copy of those rules are enclosed.

You are responsible for following all the Association's covenants and its rules, and all of them will be enforced moving forward. Some specific policies and rules the Board was authorized to establish, have formally enacted, and will enforce moving forward, are again enclosed with this notice. The rules provided here are just a portion of all rules that exist. In addition to rules listed, please still familiarize yourself with the recorded covenants in the Declaration at the BK and PG number cited earlier, or request a copy from the manager, as it is the covenants that establish the authority for the Board to adopt the rules and those covenants must also be complied with by owners.

As a list of some examples, common violations include: (1) Architectural modifications that are not approved or completed as approved; (2) Basketball goals are not maintained and/or Temporary not stored out of sight; (3) Driveway needs to be cleaned, cleared of debris, and have no boats or RV's parked in it; (4) Home exteriors need to be cleaned, including fences; (5) Landscaping needs to be kept up such as mowing, weeds, planting bed(s), and lawn/driveway edging; (6) Mailboxes need to be repaired if broke and cleaned if dirty; (7) Unrestrained pets are not allowed as well as livestock, and high risk uninsurable dog breeds. The number of dog/cats also needs to comply with the Declaration; (8) Trash needs to be kept in the container storage in a timely manner; (9) Parking on the streets during the daytime is not to exceed four hours, while parking overnight is prohibited, as well as parking on the grass; (10) Distressed/inoperable vehicles are not allowed except as laid out in the Declaration.

Additionally, through the authority set out in the Declaration, the Board has decided to create a Neighborhood Representative Committee to carry out its purpose of ensuring compliance with all governing documents, Rules and Regulations, and enforcement policies. Such Neighborhood Representative Committee will begin within forty (40) days of the date of this letter, so August 29, 2022. The Association is also in the start-up stages of conducting a nightly patrol unit to ensure compliance, specifically for parking.

Enclosed in this letter you will find a list of “Dos and Don’ts” for the Promulgated Rules and Regulations, as well as copy of those Rules and Regulations, and a copy of the Fine Policy.

This letter and its contents are only a summary in nature; you are responsible for complying with all the provisions of the governing documents. The Association will be enforcing all the provisions of its governing documents. If you have not been in compliance with the Association's governing documents, then please become diligent in adhering to same within, as the Association will be strictly enforcing all provisions moving forward. If you are in violation of any of the provisions, you will receive a letter from the management company that states you have fourteen (14) days to get in compliance. If you are not in compliance after fourteen (14) days of the letter, the enforcement process will be turned over to the Association’s attorney’s office who will pursue remedies that are laid out in the Declaration.

We encourage you to come to the Board meetings, present your ideas, and help improve our community. We look forward to working with you and appreciate your cooperation to better our community.

Sincerely,

Board of Directors of South Fork of Hillsborough County III Homeowners Association

Dos and Don'ts for the Promulgated Rules and Regulations

DO:

- Park vehicles that are operable in your driveway.
- Park on the street with the flow of traffic of that street.
- Maintain twelve feet of clearance when parked on the street between vehicles parked on the other side of the street.
- Park with wheels parallel and within one foot of the curb or edge where the curb flairs up
- Be able to provide proof of insurability for your dog, if you have one.
- Place your trash in the supplied receptacles and return it to the hidden location by six in the evening the scheduled day of pick up.
- Maintain your lawn in a first-class neat and presentable condition.
- Fertilize your lawn at least three times a year.
- Maintain overhead clearance on the sidewalks of at least eight feet and along the streets of at least fourteen feet.
- Put your Holiday and Event decorations away seven days after the event or fourteen days after the Holiday.
- Use your Lot for single family residential purposes only.

DON'T:

- Park any vehicle in the grass.
- Park on street for more than four hours.
- Have any inoperable vehicle visibly parked on the property. (All inoperable vehicles must be parked in an enclosure and must not be visible.)
- Park on the street, blocking sidewalks, driveways, or streets across from the driveway.
- Park with fifteen feet of a fire hydrant
- Park within twenty feet of a crosswalk at an intersection
- Park within thirty feet of a stop sign
- Park within thirty feet of a mailbox
- Have or keep any dog on the premises that has a propensity for dangerous or vicious behavior, or which constitutes a nuisance.
- Put your trash on the curbside before six in the evening on the day prior to collection.
- Allow grass, weeds, or bushes to be overgrown in height, on the sidewalks, or onto the driveways.
- Place your Holiday or event decorations on your property more than thirty days before the Holiday and seven days before the event.
- Operate a business or warehouse business good on your property.
- Sublet any of the rooms.
- Make loud or objectionable noise at night which constitutes a nuisance.
- Let your dog bark continually in excess of thirty minutes

RULES AND REGULATIONS OF SOUTH FORK III

Pursuant to Section 3 of Article IX of the Declaration of South Fork III recorded on BK 16127 and PG 1568 in the Records of Hillsborough County, reasonable Rules and Regulations may be promulgated by the Board, after notice and hearing, including but not limited matters pertaining to air conditioning units, signs, mailboxes, temporary structures, noisy mufflers or other nuisances, garbage and trash disposal, parking, traffic, state of repair of vehicles, tree removal, pets, game and play structures and devices, swimming pools, television and telecommunications devices and antennae, driveways, walkways, sight distances at intersections, garages, and fences. These Rules and Regulations may clarify the terms of the Declaration or any term, covenant, or restriction.

These Rules and Regulations are meant to supplement the existing Declaration of Covenants, Conditions, and Restrictions, Bylaws, and Amendments. In the event of any inconsistency or conflict between these Rules and Regulations or any amendment thereof or additions thereto and the Declaration, the Declaration shall control. The provisions herein are in addition to, not a replacement for, items covered in the Declaration of Covenants and Restrictions.

1. Owner's Responsibility for Guests: In the event that a Property Owner's family members, guest(s), or invitees violate any provision in Declaration, Bylaws, or Amendments therein, the Property Owner of that Lot shall be responsible for the actions and behaviors of their family members, guests, and invitees and the Association can enforce against such Owner and the Owner's Lot as set out in the Declaration.
2. Continuing Violation After Initial Compliance: When during the Enforcement process an Owner corrects a violation assessed against their Lot, such correction must remain in effect for no less than six (6) months. If the same violation reoccurs on that Owner's Lot within that period, the violation will be compounded onto the original violation and the Enforcement process as laid out under the Declaration continues where the initial violation left off.
3. Parking on Street: Pursuant to Article IX, Section 7 of the Declaration, no overnight parking is allowed, which the Association defines as parking a car between 11:59 p.m. and 6:00 a.m. No extended parking of more than four (4) hours is allowed on the streets during all other hours of the day. No vehicle may be parked on the grass or Right of Way area between sidewalks and the street. Inoperative vehicles are strictly prohibited, other than the allowances of the Declaration. Trailers, boats, campers, trucks, mobile homes, motorized recreational vehicles, or motorcycles may only be parked inside the garage or behind the Dwelling. Parking must never block the sidewalk, driveways, nor across the street directly across from a driveway. Vehicles parked on the street must face with the flow of traffic for the side of the street they are parked on. Additionally, twelve (12) feet of clearance must be maintained between vehicles parked on the opposite side of the street. All parking on the street will abide by all Federal, State, and local regulations, laws, and ordinances including but not limited to Hillsborough County Ordinance Section 50-110 (2) which states that no parking within fifteen (15) feet of a fire hydrant, (20) feet of a crosswalk at an intersection, and thirty (30) feet upon the approach to any stop sign is allowed, except momentarily. Pursuant to Fla. Stat. 316.1965 any vehicle that is parked within thirty (30) feet of a mailbox is not allowed. Vehicles parked on the street must be parked with the wheels parallel to and within one (1) foot of the curb or edge where the curb flairs up pursuant to Fla. Stat. 316.195.
4. Insurance and High-Risk Breeds: The scheme of the community is to provide a safe, friendly place for Owners to enjoy the rights of way and outdoor spaces. Animals which have the propensity for dangerous or vicious behavior, or which constitute a nuisance or inconvenience to other persons are not allowed. Owners must be able to provide proof of insurability for any of their dog(s) maintained on the premises to the Association. Additionally, such proof of insurability applies to any pet not contained inside a cage within the home, that will be interacting with any persons, other Owner's animals, or is otherwise outdoors. This is a duty of the Owner, and the Association may enforce such violation as laid out in the Declaration. Failure to have proof of insurance, proof of insurability, or to respond within 10 days of this requested information shall constitute a violation that the Association may enforce through removal of the dog, through \$100 fines per day, or through any other civil remedy at law, including taxing all costs and attorney's fees. All dogs must be kept in a fully fenced area or leashed when outside and shall not be permitted to run loose.

5. Trash and Garbage: All trash or garbage must fit in the county supplied trash receptacles. Garbage, trash or containers or other items, which include any curb alert items for collection may not be placed on the curbside before six (6) p.m., the evening prior to collection or on the scheduled day of garbage collection, and must be removed from the curbside and returned to their location hidden from view by six (6) p.m. of the scheduled day of garbage collection.

6. Lawn Maintenance: Pursuant to Article VIII, Section 1 of the Declaration, all Owners must maintain their lawn in first-class neat and presentable condition which includes fertilization (three times per year), weeding, mowing, edging, trimming, spraying for insects and disease, and periodic replacement of damages or diseased grass, plantings and trees. Maintenance of the lawn and landscaping shall mean at a minimum, that all bushes, grass, and trees, must be kept trimmed to an attractive and neat appearance that is in a workable and presentable condition. Presentable condition means no overgrowth in height, onto the sidewalks, in the beds, or onto the driveway. Owners must abide by all these provisions, in addition to the state and local ordinances, including Hillsborough County Ordinance Article IV Section 8-116, which includes but is not limited to high characteristics that state any weeds, grass, or underbrush of a height exceeding ten (10) inches is overgrowth and is not allowed, including along homes and fences; this is not a minimum standard, and any overgrowth less than 10 inches, including grass, will violate the neat, workable, and presentable condition defined in this paragraph.

7. Overhead Sidewalk/Street Clearance: Overhead clearance of at least eight (8) feet must be maintained along all sidewalks. Overhead clearance of at least fourteen (14) feet must be maintained along all streets.

8. Holiday and Event Decorations: Pursuant to the Declaration, each Owner shall keep and maintain the building including but not limited to landscaping, driveways, sidewalks, windows, doors, attached enclosures, pools, spas, gutters, downspouts, roofs, etc. and each must always be maintained and kept in first-class neat and presentable condition. As such, Holiday or Event decorations, placed on the lawn, Lot, home, or building must also be in first-class neat and presentable condition. Holiday decorations that are placed on a Lot shall not be placed on the Lot more than thirty (30) days prior to the Holiday and must be taken down fourteen (14) days after the Holiday. Event decorations placed on a Lot shall not be placed on the Lot more than seven (7) days prior to the event and must be taken down seven (7) days after the event. If Holiday or Event decorations are kept on the Lot not abiding by those times, it is considered to not be in line with first-class neat and presentable condition, and as such constitutes a violation, enforceable as set out in the Declaration.

9. Lot Use: Pursuant to Article IX, Section 18 of the Declaration and the amendments therein, Lots shall be used for single family residential purposes only. The Association emphasizes that this does not include operating a business or warehousing business goods on the premises. Additionally, multiple families or the subletting of rooms is not allowed.

10. Night Noise Nuisance: Pursuant to Article IX Section 2 of the Declaration noise or sound that is objectionable because of its volume, duration, beat, frequency or shrillness is considered a nuisance. For clarification purposes, a nuisance shall be considered, but shall not be limited to, that noise exceeding seventy-five (75) decibels between Midnight and three (3) a.m. and noise exceeding sixty-five (65) decibels from three (3) a.m. until six (6) a.m. as measured at the property line of the location generating the noise is considered a nuisance.

11. Dog Barking Nuisance: In the event that a dog is left barking continually in excess of thirty (30) minutes, it will be considered a nuisance violation, thus disturbing the tranquility of the Property or the Owners or tenants thereof, as provided in the Declaration. Such violation is enforceable against the Owner under the provisions in the Declaration.

12. Reservation of Rights: The Board of Directors of the Association reserve the right to make additional Rules and Regulations as may be required from time to time and to amend, modify, and rescind the present Rules and Regulations, as well as any such amendments or modifications, shall be binding as all other Rules and Regulations previously adopted.

EXHIBIT "A"

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC. INSPECTION PRIORITY AND DETAILED DESCRIPTION OF CERTAIN VIOLATIONS

MAINTENANCE REQUIREMENTS

1. Landscaping - Mowing, edging, fertilizing, weeding lawns, replacing lawn, trimming/pruning shrubs, trees, hedges, removing dead trees and replacing, no hedges or shrubs shall exceed 8 feet. Remove weeds from Plant Bed, replace mulch in Plant Beds, etc.
2. Exterior - Repair, replace and maintain roofs, gutters, downspouts, mailboxes, sidewalks, fencing, exterior resident surfaces, windows, doors, to include patching, and painting. Pressure wash driveway, sidewalk, fencing and house exterior to remove mold, mildew and dirt, and keep the mailbox clean.
3. Trash - Except for curbside collection and disposal, no rubbish, trash, garbage, or other waste material may be kept, stored or permitted outside of residence except if maintained in a sanitary container completely concealed from view. All trash must be placed in the supplied trash receptacles, but not before six (6) pm the evening prior to collection and must be returned to the hidden location by six (6) pm on the day trash is scheduled for pick up.

RESTRICTIONS

The Rules and Regulations of the Association and the Covenant and Use Restrictions as contained in the Governing Documents of the Association are incorporated by reference and are enforceable under this resolution to the full extent allowable by law. In addition, a few highlights are contained for your convenience below:

1. Signs - No signs in yard except "For Sale or Lease" not to exceed 4ft by 4ft or a 1ft by 1ft sign with Residence Name. Garage sale signs permitted on the day of a garage sale, but are to be removed immediately following the end of the garage sale.
2. Animals - No livestock is allowed on the property. Dogs, cats, and other household pets are allowed. Pets **MUST** be on a leash outside the residence or kept within an approved fence. If you have a dog you must be able to provide proof of insurability.
3. Storage - No trailer, watercraft, machinery, equipment, RV, commercial vehicle, or vehicle displaying commercial signage shall be stored in view of the street. Permitted vehicles {licensed passenger vehicles or van} may be parked in driveways. All disabled vehicles must be stored in garage and not visible from the street.

EXHIBIT "B"

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC. OPPORTUNITIES TO CURE (i.e.: GENERAL VIOLATION HOLDS)

Time to cure a violation, also known as a hold or extension for violation enforcement, shall only be granted in an effort to obtain compliance from an owner. For example, if a homeowner needed to fill out an ARC request in order to cure a violation a reasonable extension may be given for the owner to submit the necessary paperwork as long as the alteration is in compliance. A general overview of the periods of time to cure is shown below, but a broken-down schedule based on violation type can be found under Exhibit "C":

1. **14 Day:** Violations including but not limited to **Garbage Cans/Recycle bins, Parking Violations, and Lawn Maintenance** may be given an opportunity to cure from the initial notice not to exceed 14 days, unless otherwise stated within this policy or as indicated under Paragraph 4 of this Exhibit.
2. **30 Day:** Violations such as **Cleaning and Pressure Washing Exteriors** may be given a 30-day extension or hold only for the purpose of the owner being given time to bring the matter into compliance. The file is noted when this hold is granted and will be escalated if the violation is not corrected.
3. **60 Day:** Violations similar to **Painting, ARC/ACC Requests** may be given a 60 day extension or hold only for the purpose of the owner being given time to bring the matter into compliance and only under extenuating circumstances that prevent a more timely resolution. The file is noted when this hold is granted and will be escalated if the violation is not corrected, and only granted with supervisory or manager approval for the purpose of obtaining compliance.
4. **More than 60 Days: No specific violations fall here,** this extension can only be given under rare and extenuating circumstances, and only with the approval from the Community Association Manager and the Board's consent.

EXHIBIT "C"

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC COVENANT VIOLATION FINING AND CURE SCHEDULE

The minimum fine for any violation shall be \$100. If a violation is assigned a per-day or per-occurrence fine, the fine shall accrue \$100 per day or per occurrence for up to a maximum of \$1,000. You will only receive a single notice, should you commit the same "per occurrence" violation within a year period or other longer reasonable time, a \$100 fine will be levied without the need for additional notice.

Violation Types

Reasonable Opportunity to Cure

Noise Disturbance	Within 14 days
Clean Mailbox	Within 14 days
Clean Wall or Fence	Within 14 days
Commercial Vehicle	Within 14 days
Commercial Operation	Within 14 days
Commercial Signage	Within 14 days
Pet Off its Leash	Within 14 days
Pet Waste	Within 14 days
Debris on a Lawn	Within 14 days
Unauthorized Vehicle	Within 14 days
Pet Nuisance	Within 14 days
Trashcan in View	Within 14 days
Holiday Decorations	Within 14 days
Illegal, Noxious, or Offensive Activity, Odors, or Noises	Within 14 days
Parking on Lawn	Within 14 days
Vehicle Blocking Sidewalk	Within 14 days
Parking Violation	Within 14 days
Sports Equipment in View When Not in Use	Within 14 days
Unauthorized Vehicle Parked Outside Garage	Within 14 days
All Other Violations Not Listed	Within 14 days
General Lawn Maintenance	Within 14 days
Clean Exterior of Home	Within 30 days
Repaired Damaged Wall or Fence	Within 30 days
Oil Stains on Driveway	Within 30 days
Dead Plants, Trees, and/or Shrubs	Within 14 days
Tree Obstructing Easement	Within 14 days
Overgrown Trees Needing Trimming	Within 14 days
Weeds in Cracks of Driveway and Flowerbed	Within 14 days
Hedge Exceeds Height	Within 14 days
Above Ground Pool	Within 60 days
Unapproved Structure (Temp or Perm)	Within 14 days
Improper Placement of Fence	Within 30 days
Improper Fence	Within 30 days
Improper Mailbox	Within 60 days