



# LAKEWOOD RIDGE TOWNHOMES

## Important Information

### [Abstract](#)

IMPORTANT forms and information to assist you in familiarizing yourself with the community. For questions and further information, please contact the Association Management Company. Association Policies are subject to review and updating periodically. It is your responsibility to make sure you are aware of any changes.

# LAKEWOOD RIDGE TOWNHOMES

- I. IMPORTANT HOA FORMS – Submit all forms to the Management Company
  - A. Required Owner Acknowledgement
  - B. Occupant Information Sheet
  - C. Gate Remote Request Form
  - D. Parking Hangtag Request Form (for visitor parking spots)
  - E. Pool Keycard Request Form
  - F. Pet Registration Form
  - G. THINK Water Billing and EFT Form (account must be in Owner's name)
  - H. Mandatory Insurance Requirements
  - I. Lease Requirements Form
  - J. Emergency Contact Form
  
- II. ARCHITECTURAL CHANGE REQUEST FORM AND ARCHITECTURAL STANDARDS – Submit all requests to the Management Company
  - A. Architectural Change Request Form
  - B. Standard for Edging
  - C. Standard for Fence
  - D. Standard for Gutters
  - E. Standard for Plant Material
  - F. Standard for Roofs
  - G. Standard for Screened Lanai
  - H. Standard for Storm Doors
  - I. Standard for Water Softeners

### III. RULES, REGULATIONS, AND POLICIES

- A. Rules and Regulations
- B. Notice Regarding Existence of Rules and Guidelines for Lakewood Ridge Townhomes Association, Inc.
- C. Membership Meeting Rules
- D. Parking/Towing Policy
- E. Pet Registration Policy
- F. Pool Rules

### IV. OTHER

- A. Mailboxes – See Mailbox Information Sheet
- B. Dog Park – Located at the Back Entrance of the Community, Dog Waste Stations are located throughout the Community
- C. Trash/Dumpsters – See Trash Disposal Guidelines

# I. IMPORTANT HOA FORMS

# LAKWOOD RIDGE TOWNHOMES ASSOCIATION

## MANDATORY Owner Information / Residential Property Manager Authorization and Required Acknowledgement

To best serve you as managing agent for your Homeowners Association, we need to know if you plan to rent or lease your property. Please complete the requested information on this form, then sign and **return it to the Association Management Company.**

Property Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Mailing Address of Record: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**ACKNOWLEDGEMENT** I understand that my Homeowners Association will maintain ONLY one (1) official Mailing Address of Record for my homeowner account as Owner of Record, as I have indicated above. I also understand that ALL Assessment and Collection information specifically, will be mailed ONLY to my Mailing Address of Record regardless of my having retained the services of a property manager or property management company. Further, I will ensure that my tenants receive and understand their responsibilities in the Community's Governing Documents and Rules and Regulations relating to the community (including but not limited to pool, parking, pets, and dumpsters). I understand that I as Owner of Record will be held personally and financially responsible for damage and costs and fees incurred by the community as a result of my tenant or tenant's visitors. **If I intend for ALL correspondence related to my property to be directed to my property manager (including assessment related information), I understand that I must use my property manager's mailing address as my Mailing Address of Record shown above and have indicated my desire accordingly on the lines above.**

\_\_\_ **NO, I DO NOT PLAN TO LEASE or RENT THIS PROPERTY.** If I am not already residing in this home, I anticipate moving in to this residence on \_\_\_\_\_

\_\_\_ **YES, I PLAN TO LEASE or RENT MY PROPERTY:**

\_\_\_ I will self-manage this property.

OR

\_\_\_ I have retained the services of the professional property manager indicated below and I understand that no official notifications of any kind will be provided to my manager unless/until I have specified their mailing address as my Mailing Address of Record at the top of this form.

**Property Manager Company Name:** \_\_\_\_\_

**Manager Name & Phone Number(s):** \_\_\_\_\_

**Manager Email Address:** \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# LAKWOOD RIDGE TOWNHOMES

## OCCUPANT INFORMATION SHEET

**PROPERTY ADDRESS:** \_\_\_\_\_, Brandon, FL 33510

Contact Information:

Provide Contact Name(s) for this address:

\_\_\_\_\_

Name(s)

Provide Contact Telephone Number(s) for this address:

\_\_\_\_\_

Telephone Number(s)

How many people will reside at this address : \_\_\_\_\_

List **ALL** occupants below including their legal name, relationship and age.

COMPLETE <u>LEGAL</u> NAME	RELATIONSHIP	AGE

List **ALL** vehicles registered to this address:

AUTO #	Owned/Leased	Make	Model	Year	License Plate #
1					
2					
3					

### NO MORE THAN 2 PETS ARE ALLOWED PER TOWNHOME

**Type/Number of Pets:** Dog ( ) Cat ( ) Other (SPECIFY TYPE): \_\_\_\_\_ Neutered/Spayed: Yes ( ) No ( )

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Pet Names: \_\_\_\_\_ / \_\_\_\_\_

License Numbers: \_\_\_\_\_ / \_\_\_\_\_ Expiration Dates: \_\_\_\_\_ / \_\_\_\_\_

Owner(s)/Lessee(s) acknowledge receipt of all Association documents including the bylaws and rules and regulations and have read, understood, and agree to abide by all the conditions and terms therein and all rules and regulations enacted hereafter officially by the Association.

I represent that the information contained in this document is true and complete to the best of my knowledge, that the Association will rely on information in this document, and that I have a continuing obligation to amend and/or supplement this information should it change at any time either before or during my tenancy. This document will be incorporated by reference as a part of my lease agreement, and any false statement will be grounds for immediate termination of tenancy.

**APPLICANT(S)**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**OWNER(S)**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Referenced documents are available at the website OR the address listed below.

**Return this completed form to the Association Management Company**

# LAKWOOD RIDGE TOWNHOMES ASSOCIATION

## Gate Remote Request Form

**Cost is \$35 per Remote**

Please complete this application and send it along with a check or money order in the appropriate amount made payable to **Lakewood Ridge Townhomes Association** to the Association Management Company.

Property Address: \_\_\_\_\_ Brandon, FL 33510

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Renter's Name

\_\_\_\_\_  
Renter's Signature

Address to mail clicker to (if different than the above): \_\_\_\_\_

Below For Office Use Only

\_\_\_\_\_  
Date Mailed

\_\_\_\_\_  
Mailed By

Parking Permit Hangtags MUST BE DISPLAYED ON THE REARVIEW MIRROR WITH THE NUMBERS VISIBLE THROUGH THE WINDSHIELD <<<>>> Otherwise, you may be towed at your own expense!

## LAKEWOOD RIDGE TOWNHOMES ASSOCIATION PARKING REGISTRATION AND HANGTAG REQUEST FORM

Parking Hangtags are not required in front of your own townhome but must be used if parked in Visitor/Guest parking spots. If you expect a guest, it is suggested that you park in a Visitor spot with your hangtag and allow your guest to park in yours. Initial hangtag is free, but re-issue will cost \$25. No more than 2 hangtags will be issued per townhome. This does not mean parking will be available. There are very few Visitor/Guest spaces and they cannot be used for long-term parking (you will be towed). **Please complete the following information completely and submit it to the Association Management Company.**

<b>TOWNHOME INFORMATION</b>
-----------------------------

UNIT ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ : \_\_\_\_\_ PHONE: \_\_\_\_\_

OWNER ADDRESS (IF NON-RESIDENT): \_\_\_\_\_

<b>VEHICLE INFORMATION</b>
----------------------------

VEHICLE 1

VEHICLE 2

MAKE & MODEL: \_\_\_\_\_

COLOR: \_\_\_\_\_

YEAR: \_\_\_\_\_

TAG: \_\_\_\_\_

<b>PARKING HANGTAG INFORMATION</b>
------------------------------------

(This Section for Office Use Only)

VEHICLE 1

VEHICLE 2

HANGTAG NUMBER: \_\_\_\_\_

RE-ISSUE: NUMBER _____	<b>\$25 FEE PAID:</b> <input type="checkbox"/>	NUMBER _____	<b>\$25 FEE PAID:</b> <input type="checkbox"/>
------------------------	--	--------------	--

<b>ACKNOWLEDGEMENT</b>
------------------------

PRINTED

PRINTED

OWNER/LEASEE NAME(S): \_\_\_\_\_

SIGNATURE(S): \_\_\_\_\_

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

PRINTED

PRINTED

# LAKWOOD RIDGE TOWNHOMES ASSOCIATION

## Pool Keycard Request Form

**Cost is \$25 per Card**

Please complete this application and send it along with a check or money order in the appropriate amount made payable to **Lakewood Ridge Townhomes Association** to the Association Management Company.

Property Address: \_\_\_\_\_ Brandon, FL 33510

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Print Renter's Name

\_\_\_\_\_  
Renter's Signature

Address to mail clicker to (if different than the above):

\_\_\_\_\_

Below For Office Use Only

\_\_\_\_\_  
Date Mailed

\_\_\_\_\_  
Mailed by

# PET POLICY

Lakewood Ridge Townhomes enforces their pet restrictions as per the Governing Documents and Rules and Regulations, which may be amended from time to time - in addition to the Hillsborough County Municipal Ordinances regarding animals. A copy of Commonly Cited Hillsborough County Animal Ordinances and their **Fines for Violations** is attached hereto for reference. In addition to Hillsborough County Ordinance remedies, the Association may pursue in law or in equity for the recovery of damages, or for injunction relief, or both per our Governing Documents and applicable law in the event of a violation or breach, or threatened violation or breach.

**NO MORE THAN 2 PETS per unit**, no breeding of animals

Pets must be immunized and registered with Hillsborough County

You MUST PICK UP YOUR PET'S waste and dispose of it properly

You are required to keep control of your pet at all times

You must make sure your pet does not disturb other Owners/Occupants

**Item 2 of our Rules and Regulations states:** *"2. Dog Walk areas are posted throughout the community and must be used. Owners must pick up waste left behind by their pets. Violations are subject to fines per Hillsborough County Ordinance 00-26, Section 14."*

**ARTICLE VI, Section 4 of our Governing Documents states:** *"Animals. No animals, livestock, or poultry may be raised, bred or kept anywhere within the Property, except that no more than two (in the aggregate) dogs, cats or other conventional household pets may be kept upon any Lot so long as they are not kept, bred or maintained for any commercial purpose. Each Owner shall have the responsibility to clean up the waste produced by his or her pet immediately. No pet shall be permitted to run at large outside a Lot. Each Owner and Occupant shall insure that his pet shall not disturb other Owners and Occupants with excessive or repetitive noise. All pets outside a Dwelling shall be properly leashed or shall be kept within an approved fence, shall be otherwise controlled in whatever manner is most practical on or off a Lot, and shall be subject to all applicable local ordinances existing from time to time. No outside animal pen, cage or shelter shall be constructed or permitted."*

Resident(s): \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Type/Number of Pets: Dog ( ) Cat ( ) Other: ( ) \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Neutered/Spayed: Yes ( ) No ( )                      Neutered/Spayed: Yes ( ) No ( )

Pet Names: \_\_\_\_\_ / \_\_\_\_\_

License Numbers: \_\_\_\_\_ / \_\_\_\_\_      Expiration Dates: \_\_\_\_\_ / \_\_\_\_\_

**Please return form to the Association Management Company**

# Commonly-Cited Hillsborough County Animal Ordinances

## Animal Waste Removal Ordinance

### [Animal-Waste-Removal Ordinance – Article II Sec. 6-32](#)

Any feces deposited by a dog, an owned cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner.

(Ord. No. 00-26, § 14, 1-1-2001; Ord. No. 13-33, § 5, 12-19-2013)

**What it means:** If cited for failure to remove animal feces, the fines are at least \$100 and up to \$500 for multiple violations.

## Animal-at-Large Ordinance

[Animal-at-Large Ordinance – Article II Sec. 6-28](#): “No dog or cat shall be allowed to stray, run or go, at large upon any public property or street, sidewalk, park, or on the private property of another without the consent of the property owner.”

**What it means:** A pet can't be off its own property running freely. If off its property, a pet should always be on a leash no longer than 6 feet and under control by its owner. If cited for an animal-at-large, the fines are at least \$100 and up to \$500 for multiple violations.

## Failure to License/Vaccinate

[Dog, Cat, and Ferret Vaccination Ordinance – Article II Sec. 6-21](#): “All dogs, cats, and ferrets that are four months of age or older must be vaccinated for rabies in accordance with F.S. Section 828.30, as may be amended and owned dogs, cats, and ferrets shall be vaccinated annually for rabies.”

**What it means:** All pets that are older than four months need to be up to date with their rabies vaccinations, either every year or every three years depending on the vaccine. Follow up with your vet and make sure your vaccinations are up to date. If cited for a failure to vaccinate, the fines are at least \$100 and up to \$500 for multiple violations.

[Dog, Cat, and Ferret Registration and License Ordinances – Article II Sec. 6-22](#): “All dogs, cats, and ferrets that are four months of age or older must be registered with the Department. The length of time that such registration will remain valid shall be based upon the type of license purchased, but shall not exceed the expiration of the animal's rabies vaccination.

**What it means:** All pets that are older than four months need to have a registration tag that is renewed regularly, either every year or every three years depending on your rabies vaccine. Proof of a rabies vaccination, either one or three year version, is required in order to get a tag for your pet. Tags can be purchased through [Hillsborough County Pet Resource Center](#) or with your veterinarian. If cited for a failure to license, the fines are at least \$100 and up to \$500 for multiple violations.

## Vicious Animals and Aggressive Dog

[Vicious Animals and Aggressive Dogs Ordinance – Article II Sec. 6-27](#): “No person shall allow a companion animal, when unprovoked, to bite, attack, endanger, or inflict injury on a human, domestic animal, or livestock while on public or private property; or chase or approach an individual upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack.

Violations of this section may constitute proof of "prior knowledge of a dog's dangerous propensities" under F.S. § 767.13(2), as may be amended."

**What it means:** Dogs are not allowed to approach or chase a person/pet making them fear they will be bitten. Dogs are not allowed to bite or attack a person or pet unprovoked. If cited for vicious animal or aggressive dog, the fines **start at \$450**.

## **Leash Ordinance**

[Leash Ordinance – Ch. 38 Article II Sec. 38-26](#): "All domestic animals must, unless otherwise posted, be restrained at all times at a distance of not greater than six feet in length from their owner/handler and must be under the immediate and continuous physical control of such animal's owner/handler by means of a leash, cord, chain, cage, fence or other appropriate restraining device that is of sufficient strength to restrain/contain the animal."

**What it means:** Any pet when off its own property or in a public place, like a neighborhood sidewalk, farmers market, or outdoor café, it must be on a leash no longer than 6 feet and its owner must have control at all times. If cited, the fines are **at least \$100 and up to \$500 for multiple violations**.

## **Nuisance Animal Noise Ordinance**

[Nuisance Animals -- Sec. 36-436](#): On May 3, 2017, Hillsborough County Board of County Commissioners passed the Nuisance Animal Noise Ordinance. The ordinance covers any nuisance animal that barks, meows, whines or howls non-stop for 20 minutes or longer with less than 20 seconds of interruption during that 20-minute time period.

Enforcement is handled by the State Attorney's Office and Hillsborough County Sherriff's Office. Pet Resources assists in processing the paperwork during regular hours of operation.

**What it means:** Nuisance animal noise violations can be enforced as misdemeanors that include a fine of no more than \$500 or imprisoned up to 60 days in jail. Each day a violation occurs or continues, is a separate offense and may be penalized separately. Warnings will be on a case-by-case basis and at the discretion of the State Attorney's Office.

(Ord. No. 17-10, § 2, 5-4-2017)

# **LAKWOOD RIDGE TOWNHOMES**

## **Homeowner Water Submetering Assessments**

**For Water or Meter Issues, or SERVICE, call THINK Utility Services at (727) 492-7545.**

**For questions regarding your BILL or account setup, call (888) 607-9218 or (888) 696-3837.**

**Email:** customerservice@thinkutilityservices.com

**ONLY OWNERS CAN HAVE ACCOUNTS** If your home is rented, you as the Owner will be billed, not your tenant. You are responsible for payments. This is part of your Homeowner Assessment. Late payments trigger late fees and nonpayment results in potential attorney fees, court costs, property liens, and foreclosure.

### **PAYMENT METHODS**

The following information regarding Payment Methods is obtained from THINK's website at: <https://thinkutilityservices.com/faq/>

Think Utility Services (TUS) uses a third-party vendor who charges fees to process all electronic payments, which includes financial institution (ACH) payments \$2.95 fee; and credit card payments \$3.95 fee that increases to \$4.95 if the payment is made over the telephone utilizing a Customer Service Representative.

Free methods of payment are payment by check or money order; or payment by your financial institution utilizing their bill pay by check. In the second instance, your bank mails a physical check (note that some banks withdraw the funds at the time they cut the check rather than when the Payee cashes it, so you may be under the impression Think Utility Services received and cashed the check, when in fact, they have not even received it). If you utilize a payment method that involves mailing it whether by the bank or yourself, they ask that you please allow enough time to make payment before the due date to AVOID A LATE FEE. It is not the date the envelope is postmarked; it is the date the payment is received.

TUS utilizes Starnik © UtilityTrakR™ software. You may set up an on-line account through the TUS website account login page [https://www.starnik.net/UtilityTrakR/UT1/Current/RP\\_Default.aspx](https://www.starnik.net/UtilityTrakR/UT1/Current/RP_Default.aspx) with the information you receive with your first bill, after which, you will have 24/7 access to your account. This is not a requirement to make payment.



September 21, 2020

Subject: Water/Sewer Utility Bill Information for Lakewood Ridge Townhomes

Dear Owner,

I am writing to introduce myself, and the company I represent. Think Utility Services specializes in offering utility solutions to multi-family housing communities. Lakewood Ridge Townhomes and Think Utility Services are partnering together to provide water/sewer utility billing service that includes meter reading, full page invoices, return envelopes, on-line access, and more. The program will commence within the next thirty days, and is detailed below.

Think Utility Services will provide the water billing effective October 2020. Your first invoice will detail water usage from approximately 9/7/20 – 9/21/20, and it will include a \$5.00 initial setup fee. The invoice is due twenty days from the date of mailing. Late fee (s) will apply by contract, at \$10.00 for each infraction per month for partial payment, non-payment, or payment received past the due date. To avoid Late Fees, it is recommended that payments be made on time.

Think Utility Services does not sell or increase the cost of water and sewer. The rate structure is determined by the municipal water supplier. The municipal rates are applied to each unit's monthly consumption. Additionally, account information is available on-line including past invoices and statements. To setup your account online, go to [www.ThinkUtilityServices.com](http://www.ThinkUtilityServices.com) and enter the security code listed on your invoice. Once a username and password is created, your account is setup. You have the option of paying online using our site (convenience fee applies) or payment arrangements can be made online through your bank. It is our goal to provide you with exemplary service. If you have any questions, please contact our customer service team between 8 a.m. – 5 p.m. (EST) Monday – Friday toll-free at 888-696-3837 for assistance.

Thank you. We look forward to servicing your community for years to come.

Sincerely,

Saul Moreno  
Account Manager  
Think Utility Services



## Payment Methods

Think Utility Services currently maintains two payment methods:

### Non-Transactional Fee Based:

Residents can make the traditional payment method of mailing to Think Utility Services a check/money order at no cost.

Additionally, they can setup an automated payment through their banks “**Bill Payer**” program, of which there is typically no charge for the service. In this case the bank cuts a physical check \*(all banks request a minimum of 5 business days) to process the payment.

To Setup in the Customers “**Bill Payer**” use the following information.

Think Utility Services  
PO BOX 17389  
Clearwater, FL 33762-0389  
727 571-3939

### Transactional Fee Based:

Think Utility Services offers additional payment options. These options have fees associated with them that Think Utility Services passes through, often called “**Convenience Fees**”. These convenience fees, presented up front are simply a resident’s choice as to which payment option they use.

### **Why is there a convenience fee?**

All banking services utilizing Electronic Fund Transfers “**EFTs**” maintain fees for this service, ACH, Credit Card and Debit Card in some cases. These fees are set in the banking industries profit models. All businesses have credit card transaction fees of which some can hide in the cost of doing business.

Think Utility Services cannot add monies to the water/sewer rates to hide third party banking fees, thus keeping us in line with the current laws and standards of our industry. Think Utility Services works hard to keep its service “**Billing Fee**” to the resident to the very minimum.

### **Current Convenience Fee Structure:**

Online Credit Card Payment \$3.95 per transaction  
ACH (Automated Clearing House) \$2.95 per transaction  
Customer Services Credit Card Payment \$4.95 – One dollar of which is for the convenience of using a live representatives time to process the transaction.



## *Electronic Funds Transfer Authorization*

I hereby authorize Think Utility Services to initiate debit entries to my Checking Account by electronically transferring funds for the purpose of paying the utility bills for the utility account designated herein. I hereby authorize Think Utility Services to do so from the depository financial institution named below, and to debit the same to such account. I acknowledge that the originations of the transaction to my account must comply with the U.S. Law. The cost of these transactions is \$2.95.

NAME ADDRESS CITY, STATE ZIP	0123 <small>01 23456789</small> DATE _____
PAY TO THE ORDER OF _____	\$ _____ <small>DOLLARS</small>
BANK NAME ADDRESS CITY, STATE ZIP	FOR _____
⑆0123456789⑆ 01234567890123⑆ 0123	
Bank Routing Number	Bank Account Number
	Check Number

\_\_\_\_\_  
 Depository Name and Branch Address (City, State, Zip)

\_\_\_\_\_  
 Routing Number (9 digits) Account Number

This authorization is to remain in full force until Think Utility Services has received written notice from me of its termination in such a manner to afford Think Utility Services and Depository a reasonable opportunity to act on it. I understand that both the Think Utility Services and my financial institution reserve the right to terminate this agreement. This authority is to remain in effect until revoked by me in writing.

\_\_\_\_\_  
 Name Utility Account Number

\_\_\_\_\_  
 Signature

**Important: An original voided check is required to activate this service.**

**Return Completed Forms to:  
 Think Utility Services PO BOX 17389 Clearwater, FL 33762-0389**

# LAKWOOD RIDGE TOWNHOMES ASSOCIATION

## MANDATORY HOMEOWNER'S INSURANCE POLICY

Per Section 7 (c) "Insurance on Lots" (quoted below) of the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF LAKEWOOD RIDGE TOWNHOMES, each Owner is required to furnish proof of insurance to the Association at the time of purchase of a Lot and upon each yearly anniversary date. This may be accomplished by: **Mailing a copy of your Homeowner's Insurance Declaration Page to the Association Management Company.**

(c) Insurance on Lots. Each Owner of a Lot shall obtain insurance coverage upon the Lot insuring the dwelling unit located thereon in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs. Such coverage shall afford protection against: (i) loss or damage by fire, hurricane, tornado, wind-storm, and other hazards covered by a standard extended coverage endorsement, and, (ii) such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land including but not limited to vandalism and malicious mischief.

The Owner shall furnish proof of such insurance to the Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on each anniversary date thereof. If an owner shall fail to provide such insurance the Association may, but shall not be required to, obtain such insurance and shall assess the owner for the cost of same in accordance as a specific assessment as defined herein.

## LEASE REQUIREMENTS

Per Lakewood Ridge Townhomes Governing documents:

- **Owners are required to provide a copy of ALL LEASES to the Association (Management Company) PRIOR TO OCCUPANCY by any tenant.**
- **No lease may be less than one (1) year.** Transient occupancy of townhomes is not permitted. “Transient occupancy” is defined as short-term rental of a townhome or any period less than one (1) year, or one or more guests who stay for less than fourteen days, with guest occupancy occurring more frequently than one time per month.
- **Only two (2) residents per bedroom**/per unit are permitted to permanently occupy any townhome.
- The Declaration provides that townhomes must be used for residential purpose. “Residential purposes” shall include a requirement that each townhome is reserved for **single-family occupancy. ABSOLUTELY NO SUB-LEASING IS ALLOWED.** A “single family” shall be defined as: one person living alone; or two persons related by blood, marriage or adoption, and their immediate family; or two persons living together as a single housekeeping unit.
- Each visitor/guest is restricted to spending a maximum of 30 calendar days per year. Longer visits require the owner to submit a written request to the Board of Directors (through the management company) for additional time. These requests will be reviewed and approved/disapproved on a case by case basis. Any guest residing in a townhome in the absence of the owner(s) is required to complete an Occupant Information Sheet, which is available for download at the website.

**NOTE: Property Owners are responsible for the conduct of their tenants and guests and are financially responsible for any damage caused by them.**

**RULES AND REGULATIONS:** Please provide your tenant with a copy of our “Rules and Regulations”, which is available for download at the website.

**PARKING:** Please provide your tenant with a copy of our “Parking and Towing Policy”, which is available for download at the website. Below is a summary.

There are **two parking spaces assigned to each townhome.** Owners/Residents are required to park in the numbered spaces located in front of their townhome unit. No Owner/Resident is permitted to park in a space assigned to any other townhome. We have very limited parking and **Parking Permits are required to park by the pool and in any of the few non-designated spaces.** Violators are subject to towing at their own expense without further notice.

**PETS:** Please provide your tenant with a copy of our “Pet Policy”, which is available for download at the website. Below is a summary.

- NO MORE THAN 2 PETS per unit, no breeding of animals
- Pets must be immunized and registered with Hillsborough County
- You MUST PICK UP YOUR PET’S waste and dispose of it properly
- You are required to keep control of your pet at all times
- You must ensure your pet does not disturb other Owners/Occupants

**Please mail a copy of your current and proposed Lease to the Association Management Company**

**LAKWOOD RIDGE TOWNHOMES  
OCCUPANT INFORMATION SHEET**

**PROPERTY ADDRESS:** \_\_\_\_\_, Brandon, FL 33510

Contact Information:

Provide Contact Name(s) for this address:

\_\_\_\_\_

Name(s)

Provide Contact Telephone Number(s) for this address:

\_\_\_\_\_

Telephone Number(s)

How many people will reside at this address : \_\_\_\_\_

List **ALL** occupants below including their legal name, relationship and age.

COMPLETE <u>LEGAL</u> NAME	RELATIONSHIP	AGE

List **ALL** vehicles registered to this address:

AUTO #	Owned/ Leased	Make	Model	Year	License Plate #
1					
2					
3					

**NO MORE THAN 2 PETS ARE ALLOWED PER TOWNHOME**

**Type/Number of Pets:** Dog ( ) Cat ( ) Other (SPECIFY TYPE): \_\_\_\_\_ Neutered/Spayed: Yes ( ) No ( )

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Pet Names: \_\_\_\_\_ / \_\_\_\_\_

License Numbers: \_\_\_\_\_ / \_\_\_\_\_ Expiration Dates: \_\_\_\_\_ / \_\_\_\_\_

Owner(s)/Lessee(s) acknowledge receipt of all Association documents including the bylaws and rules and regulations and have read, understood, and agree to abide by all the conditions and terms therein and all rules and regulations enacted hereafter officially by the Association.

I represent that the information contained in this document is true and complete to the best of my knowledge, that the Association will rely on information in this document, and that I have a continuing obligation to amend and/or supplement this information should it change at any time either before or during my tenancy. This document will be incorporated by reference as a part of my lease agreement, and any false statement will be grounds for immediate termination of tenancy.

**APPLICANT(S)**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**OWNER(S)**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Referenced documents are available at the website OR the address listed below.

**Return this completed form to the Association Management Company**

**LAKEWOOD RIDGE TOWNHOMES**  
**OWNER or TENANT EMERGENCY CONTACT INFORMATION**

**PROPERTY ADDRESS:** \_\_\_\_\_ Brandon, FL 33510

Please complete the form below by PRINTING the information and then return it to the Association Management Company.

**HOMEOWNER** name(s): \_\_\_\_\_

Address if different than property address: \_\_\_\_\_

Home phone: ( ) - Work phone: ( ) - Cell phone: ( ) - Text?: Yes/No

Email address(es): \_\_\_\_\_

**TENANT** name(s): \_\_\_\_\_

Home phone: ( ) - Work phone: ( ) - Cell phone: ( ) - Text?: Yes/No

Email address(es): \_\_\_\_\_

**IN THE CASE OF AN EMERGENCY:**

Nearest Relative you would like contacted: Name: \_\_\_\_\_ Phone: ( ) -

Name: \_\_\_\_\_ Phone: ( ) -

Nearest Contact with a KEY: Name: \_\_\_\_\_ Phone: ( ) -

Name: \_\_\_\_\_ Phone: ( ) -

**The below information is important to the Fire Department when responding to calls:**

Number of **People** occupying unit:

Number/Type of **Pets**:

Adult(s): \_\_\_\_\_ Children: \_\_\_\_\_

Dogs: \_\_\_\_\_ Cats: \_\_\_\_\_ Other: \_\_\_\_\_

-----  
PLEASE SIGN AND DATE BELOW

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

-----  
For Office Use:

Date entered in system: \_\_\_\_\_ Initials: \_\_\_\_\_

II. ARCHITECTURAL CHANGE REQUEST  
FORM AND ARCHITECTURAL  
STANDARDS

# Lakewood Ridge Townhomes Association, Inc.

Submit completed form to the PROPERTY MANAGEMENT COMPANY.

## ALL REQUESTS MUST BE SUBMITTED IN DUPLICATE

When requesting approval for multiple alterations, each alteration must be submitted (in duplicate) on a separate request form. An **application fee of \$25.00** (via check payable to Lakewood Ridge Townhomes Association) must be submitted for **each** request. You will be notified of your committee's determination on your request within 45 days of its receipt of this application. **\*\*Please be advised that prior to making any improvements to any Lot, the owner of the Lot must be current in all assessments and charges due to the Association.**

The undersigned owner seeks approval of the following addition or alteration:

Narrative description of alteration (*attach separate sheet(s) as necessary*): \_\_\_\_\_

To be processed, this request and all supporting documentation must be mailed **in duplicate** to the Association using the address listed above. Supporting documentation must be as follows:

- **LOT SURVEY INDICATING EXACTLY WHERE ALTERATION WILL OCCUR ON THE LOT**
- **PICTURES AND/OR DETAILED DESCRIPTIONS OF MATERIALS TO BE USED** (i.e., type of materials, colors, styles, sizes, dimensions, etc. – see page 2 of this form)
- **COPY OF CONTRACTOR'S SPECIFICATION SHEET** (if work is being contracted)
- **OTHER PERTINENT INFORMATION AS MAY BE NECESSARY**

**<< INCOMPLETE REQUESTS CANNOT BE PROCESSED AND WILL BE REJECTED AND RETURNED TO OWNER >>**

While Lakewood Ridge Townhomes Association, Inc. (the "Association") may grant approval for the requested alteration, the homeowner alone is responsible for seeking the required county/city permit(s). Most alterations require permit(s) from one or more county/city departments. The obligation to determine whether the requested improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance is strictly the responsibility of the homeowner and not the Association. Additionally, it is understood and agreed that the Association as well as Property Management Company, are not required to take any action to repair, replace or maintain any such approved change, alteration or addition, or any structure or any other property. The homeowner and its' assigns assume all responsibility and cost for any addition or change, and its future upkeep and maintenance.

I understand that the Association will contact me in writing regarding their approval or disapproval of this request. I **agree not to commence any alteration(s) until I have received written approval from the Association.** If an alteration I perform is found NOT to be in compliance with community standards, I will return the property to its original, pre-alteration condition within thirty (30) days of written notification to do so.

NAME: \_\_\_\_\_ PROPERTY ADDRESS: \_\_\_\_\_  
HOME PHONE: \_\_\_\_\_ WORK PHONE: \_\_\_\_\_  
MAILING ADDRESS (if different from above): \_\_\_\_\_  
HOMEOWNER SIGNATURE: \_\_\_\_\_ REQUEST DATE: \_\_\_\_\_

**FOR ASSOCIATION USE ONLY** DATE REVIEWED: \_\_\_\_/\_\_\_\_/\_\_\_\_  
APPROVED \_\_\_\_\_ STIPULATION(S): \_\_\_\_\_  
NOT APPROVED \_\_\_\_\_ REASON(S): \_\_\_\_\_  
\_\_\_\_\_  
AUTHORIZED SIGNATURE AUTHORIZED SIGNATURE  
**IF NOT STARTED by \_\_\_\_/\_\_\_\_/\_\_\_\_ and COMPLETED by \_\_\_\_/\_\_\_\_/\_\_\_\_ APPROVAL IS NULL AND VOID.**

# Lakewood Ridge Townhomes Association, Inc.

Architectural Change Request (continued)

Who will perform the required work: \_\_\_\_\_

Estimated Start Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Estimated Completion Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Other: \_\_\_\_\_



Materials required for proposed alteration(s) will include the following (Please check where appropriate and describe):

\_\_\_\_\_ Roof \_\_\_\_\_

(Roof - continued) \_\_\_\_\_

\_\_\_\_\_ Larson Storm Door \_\_\_\_\_

\_\_\_\_\_ 6 ft White Vinyl Fence \_\_\_\_\_

\_\_\_\_\_ Black Screen/White Aluminum \_\_\_\_\_

\_\_\_\_\_ White Aluminum Seamless Gutter \_\_\_\_\_

\_\_\_\_\_ Old Castle Edging (white/tan) \_\_\_\_\_

\_\_\_\_\_ Pavers \_\_\_\_\_

\_\_\_\_\_ Landscaping \_\_\_\_\_

\_\_\_\_\_ Other \_\_\_\_\_

**NOTE:** Please be sure to **ATTACH** all of the following that apply to your project: (1) a copy of the **contractor's specification sheet** showing types, colors, styles, and size/dimensions of materials to be used, (2) **either** a manufacturer's brochure **or** photo illustrating the details of materials you wish to use, (3) a **LOT SURVEY** with your proposed alteration sketched on it showing exactly where your alteration will lie on your property

Please PRINT any comments you wish your committee to consider when reviewing this request here:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# **Lakewood Ridge Townhomes**

## **Architectural Standard for Front Entry Edging**

**Design Standard:**      **Front Entry Edging**

**Old Castle 1-1/3 ft. matt log concrete edging**

**White or Tan in color**

**Edging to follow existing bed curves**

**Proper trenched continuous installation**

**Homeowner is required to maintain edging, and entry beds once installed.**

# Lakewood Ridge Townhomes

## Architectural Standard for Fence

**Design Standard:** Fence

**Fence must be white tongue and groove vinyl fencing**

**Fence to be 6 feet high, with one gate located in back**

**Easements of 5 feet must be kept**

# Lakewood Ridge Townhomes

## ACC Gutter Installation Guidelines and Specifications

As developed and voted on by ACC members: Sam Ascencio, Tracey Hernandez and Kasha Thurston.

In order to maintain aesthetic consistency throughout the Lakewood Ridge Townhome Community, the following guidelines for gutter installation have been established:

- I. All gutters must be standard white aluminum seamless gutters in keeping with current gutter type installed on lanai extensions throughout the community.
- II. Diagram must be provided by contractor specifying exact location of all gutters, downspouts and drainage pipes.
- III. Drainage pipes must be a minimum of two feet but not to exceed beyond the line where sod begins so as to not interfere with mowing of lawn. Drainage pipes must be directed away from any neighbors' property as to not cause erosion or intrusion of neighbor's property.
- IV. Due to staggered rooflines and the possibility of some gutter installations that may extend onto one or both adjacent neighbors' rooflines, homeowner is strongly advised to consult with an attorney and secure written permission from all affected homeowners. The Lakewood Ridge Townhomes HOA, BOD and ACC hold no liability for any losses incurred due to the approval of any gutter installations.
- V. Homeowner is solely responsible for the upkeep, cleaning, and maintenance of gutters, downspouts and drainage pipes. Lifetime warranty is strongly recommended.

I have read and fully understand the above guidelines.

X \_\_\_\_\_

Print Name and Date

X \_\_\_\_\_

Signature and Date

# Lakewood Ridge Townhomes

## Architectural Standard for Plant Material in Front Entry Area

### Design Standard: Plant Material in Front Entry Area

1. Any new landscape change requires a \$25 application fee.
2. Mulch: Red or brown in color. Natural or artificial (rubber). Fee waved for mulch only.
3. Trees: Pygmy Palms
4. Plant Material:
  - A. Flower garden consisting of Florida Friendly annuals, perennials and plants.
  - B. Homeowners are responsible for the care and upkeep of all plant material.
  - C. Replacing flowers as needed, trimming and containment of plants within the entry area.
5. Lawns: Homeowners are responsible for the replacement of their lawn as necessary. The \$25 fee is waived.

# LAKWOOD RIDGE

## HOME IMPROVEMENT STANDARDS

The Board of Directors would like everyone that resides in Lakewood Ridge to have a clean understanding of the process when making any changes to the outside of your home.

The First Step is to submit an Architectural Change Form to have your project approved. A copy is included with this communication for your reference.

A big undertaking is replacing your roof. Below is important information to help you through this process.

### ROOFING STARDARD

**Dimensional, 30-year, asphalt shingle similar to:**

**Timberline – Hickory**

**Owens Corning – Brown Wood**

**Tamko – Rustic Hickory**

It is understood that shingle color and product availability vary even within a specific manufacturing process and that colors are retired or replaced. Best efforts must be used to match as nearly as possible the standard color. In order to maintain aesthetic conformity within the community, protect your investment, and keep property values up within the community, you must provide shingle color and picture prior to beginning a reroof or you risk incurring the cost of having to replace your roof due to noncompliance.

**6 Inch White Aluminum Eaves**

**Recommended:** Double-louver vents and squirrel guards on all vents.



## **SIGNS YOU MAY NEED A ROOF REPLACEMENT**

- **Curled shingle edges or cupped shingle tabs**
- **Bald spots where granules are missing or the presence of many granules in your gutters**
- **Cracked or broken shingles**
- **A roof that appears old and worn**
- **Dark streaks caused by airborne algae**
- **Moss growth on the roof surface**
- **Broken or damaged flashing**
- **Discolored interior walls and ceilings**
- **Unwanted critters in the home**
- **Daylight seen through the roof boards**

## **Choosing the Right Roofing Company**

### **Things to consider:**

Licensed, Reputable, Contractor (not one who subcontracts your roof out to someone else), Durability, Warranty of Shingle (30 years), Warranty provided by your contractor for replacement repair (minimum of 5 years recommended). Protect your investment and do not risk the cost of having to replace your roof for noncompliance with your Association's Governing Documents.

When it comes to something as important as your roof, leave it in the hands of the professionals.

Only work with a reputable and experienced roofer who has a proven track record of delivering quality work. Your contractor should also communicate with you clearly and discuss everything that will be done before any actual work takes place including Estimates, Samples, Warranty, Contractor License Number, and Certificate of Insurance.

Your roof replacement will be registered with Hillsborough County and must conform to their current minimum roof standards as well as that of the Association. Your insurance company will be able to see you have a new roof constructed of the proper materials and may give you a discount.

Prior to roof replacement, you must notify and receive approval from Lakewood Ridge Townhome Association by means of the Architectural Change Request Form. The \$25 Application fee for roofs is waived. Your ACC request form must include:

- Shingle name/color (listed above), picture, manufacturer, warranty period (30-year dimensional shingles, 6 inch white aluminum eave trim)
- Contractor Name and **License Number**, and a copy of **Contractor's Certificate of Liability Insurance**.

Prior to commencement, a **Work Permit must be obtained and posted within clear view** at your residence.

No vehicles or dumpsters can park or encroach upon rear or front lawns as they will damage the water mains and irrigation system. If this happens, **you will be responsible for all damage and any attorney fees and/or court costs associated with recovering costs of damages**. If unpaid, this could result in a lien on your property and foreclosure.

The Association cannot be held liable for any damage, injuries, etc., resulting from said roof replacement, including neighboring roofs. You own the property, and you are required by Association Governing Documents to properly ensure your property including but not limited to liability insurance.

Your Board of Directors

# Lakewood Ridge Townhomes

## Architectural Standard for Lanai

The Architectural Standard for the Lanai is registered with:

Hillsborough County, Florida  
Building Services Division  
Project Number – AL417395  
Date Issued – 05/02/2005

**Design Standard:**      **Extended Lanai**

18' x 8' enclosure  
4" concrete slab  
White Aluminum Structure  
Screen Door on back (White Aluminum)  
Kick plate (White Aluminum)  
Black Screen

**Design Standard:**      **Screen in Existing Lanai**

Enclosure (White Aluminum)  
Black Screen  
Kick Plate (White Aluminum)  
Screen Door on back (White Aluminum)

# Lakewood Ridge Townhomes

## Architectural Standard for Storm Door

**Design Standard:** Storm Door

- A. Larson Storm Doors Model**
- B. Tradewinds Models include: Clear Fullview, Clear Midview and Clear Fullview with Keyless Entry System**
- C. White aluminum frame design**
- D. Brass or brushed nickel handles**
- E. Homeowner is solely responsible for maintenance and upkeep**
- F. Prior approval required from ACC**
- G. \$25.00 application fee waved**

**Joshua Armenteros at Lowe's on Causeway Boulevard has agreed to give Lakewood Ridge residents a 20% discount on the approved doors.**

# **Lakewood Ridge Townhomes**

## **Architectural Standard for Water Softeners**

**No taller than the window sill and must be surrounded by bushes and completely hidden.**

### III. RULES, REGULATIONS, AND POLICIES

## Rules and Regulations

Notice Regarding Existence of Rules and Guidelines for Lakewood Ridge  
Townhome Association, Inc.

Membership Meeting Rules

Parking/Towing Policy

Pet Registration Policy

Pool Rules

## RULES AND REGULATIONS

### LAKWOOD RIDGE TOWNHOMES ASSOCIATION, INC.

1. There are two parking spaces assigned to each town home. Each owner or resident is required to park in the numbered spaces located in front of his/her town home. No owner or resident is permitted to park in a space assigned to any other town home. The only exception will be if there is written permission from the owner of the home whose spaces are being utilized. A copy of such written permission must be on file with the Management Company.

Any vehicle which is improperly parking within Lakewood Ridge may be towed immediately, without further notice.

2. Dog Walk areas are posted throughout the community and must be used. Owners must pick up waste left behind by their pets. Violations are subject to fines per Hillsborough County Ordinance 00-26, Section 14.

3. Only two (2) residents per bedroom/per unit are permitted to permanently occupy any town home.

4. Transient occupancy of town homes is not permitted. "Transient occupancy" is defined as short-term rental of a town home for any period less than the seven month limit provided in the Declaration, or one or more guests who stay for less than fourteen days, with guest occupancy occurring more frequently than one time per month.

5. Each visitor/guest is restricted to spending a maximum of 30 calendar days per year. Longer visits require the owner to submit a written request to the Board of Directors (through the management company) for additional time. These requests will be reviewed and approved/disapproved on a case by case basis. Any guest residing in a town home in the absence of the owner(s) is required to complete an Occupant Information Sheet, which is available from the Management Company.

6. Common Areas: The following rules relate to all common areas including the community pool:

- a. Property owners are responsible for the conduct for their tenants and guests on the Common Areas.
- b. Common Areas are for the enjoyment of all residents and shall not be abused or destroyed in any manner. Property owners are responsible for any repair/replacement costs of common area damaged/destroyed by themselves, their children, guests or tenants.

7. Prior to making any improvements to any Lot, that require Architectural Control Committee approval, the owner of the Lot must be current in all assessments and charges due to the Association.
8. If owners or residents are using the Common Areas for private parties or events, which are not sponsored by the Association, they do so at their own risk. The Association will not be responsible for any injuries which occur during such an event.
9. Any furniture which is placed on a porch outside the interior of any town home is required to be specifically manufactured for outdoor use. Upholstered furniture or other furnishings which are intended for indoor use are not permitted on porches or on any portion of the Lot or Common Area outside of the town home.
10. The Declaration provides that town homes must be used for residential purposes. "Residential purposes" shall include a requirement that each town home is reserved for single family occupancy. A "single family" shall be defined as: one person living alone; or two persons related by blood, marriage or adoption, and their immediate family; or two persons living together as a single housekeeping unit.

Prepared by and Return to:  
Fernandez Florida Law, PA  
113 S. Boulevard, 1<sup>st</sup> Floor  
Tampa, FL 33606

**NOTICE REGARDING EXISTENCE OF RULES AND GUIDELINES  
FOR LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Lakewood Ridge Townhomes, was originally recorded at Official Records Book 13926, Page 738, Public Records of Hillsborough County, Florida, and such Declaration authorize the Board of Directors (the "Board") to adopt Rules and Regulations governing the property in Lakewood Ridge, as shown in Plat Book 100, pages 148 Public Records of Hillsborough County, Florida.; and

WHEREAS, Rules and Regulations have previously been adopted by the Board and recorded at Official Record Book 18323, page 1987, Public Records of Hillsborough County, Florida; and

WHEREAS, the Board of Lakewood Ridge Townhomes Association, Inc. wishes to place all persons on notice of the fact that additional changes to the recorded Rules are being and will be adopted and that these will no longer be recorded in the public records;

NOW, THEREFORE, it is hereby resolved by the Association that all persons interested in obtaining a current copy of the Rules and Regulations relating to the use of the property at Lakewood Ridge Townhomes, Inc., may obtain a copy of such current Rules and/or Guidelines from the Association's management agent, or the President of the Association, or the Registered Agent for the Association with the State of Florida, as these may be changed from time to time. Prior and future amendments to the Rules and Guidelines are not being recorded in the public records, but will be available from the Association.

Dated this 27 day of August, 2015.

Witnesses:

[Signature]  
Signature of Witness #1  
Jamie Bell  
Printed Name of Witness #1  
[Signature]  
Signature of Witness #2  
Bleanna Crowley  
Printed Name of Witness #2

LAKWOOD RIDGE  
TOWNHOMES ASSOCIATION, INC.  
By: [Signature]  
Sabrina Martin, President



STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 27 day of August, 2015, by Sabrina Martin, as president of LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me, or has produced \_\_\_\_\_ as identification.

Sheila W. Dobson  
Notary Public - State of Florida  
My Commission Expires:

RESOLUTION OF THE BOARD OF DIRECTORS OF  
LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.  
BOARD AND MEMBERSHIP MEETING RULES OF CONDUCT

**WHEREAS**, each member of Lakewood Ridge Townhomes Association, Inc. ("the Association") has an ongoing interest and right under Florida law to participate in the governance of their community; and

**WHEREAS**, the Board of Directors ("the Board") has an equal interest and duty under the law to ensure that the management of the community's affairs are carried out professionally and in accordance with the provisions under Florida Statutes, the governing documents, and applicable rules of conduct; and

**WHEREAS**, the Board wishes to promote orderly and efficient meetings of the Board and of the membership of the Association;

**NOW THEREFORE BE IT RESOLVED**, that the Board hereby adopts the Rules of Conduct to take effect immediately upon adoption:

1. Any member of the Association may attend a meeting of the Board of Directors, and may speak to the Board and other owners present on matters that are on the agenda for the meeting, or are being addressed by the Board. The Board may establish a time during the meeting for Owner Comments and Questions, and the Board does not need to allow Owner input when the Board is discussing or acting upon an agenda item.
2. At membership meetings, Owners are entitled to speak on the issue being addressed by the membership. There will also be a time for general Owner Comments and Questions at the end of the meeting, which will permit input on any matters of general interest to the membership.
3. **Time Limits:** In addition to any time constraints that the Board may impose on itself, the Chairperson reserves the right to limit the amount of time allotted per agenda item and/or the individual time allotted per member to speak on any agenda item. The general rule is that members will have a maximum of three minutes' time at both Board and membership meetings to address any issues, unless such time limit is extended by the Chairperson of the meeting or the Board.
4. **Member Participation:** Members should identify themselves by their name and address. In the absence of a Member, a representative of such Member may attend a meeting and speak on behalf of the Member, provided that such representative is either: (a) a licensed attorney-at-law in the State of Florida; or (b) appointed as the attorney-in-fact for the owner pursuant to a power of attorney.
  - a. Members are invited to speak with respect to agenda items during the designated "Owners Comments" period of Board meetings, although the Board or the Chairperson may allow input at other times.
  - b. Unless the Board or Chairperson decides otherwise, there is a maximum time limit of three (3) minutes per member during the "Owners Comments" period.

- c. A member may address the Board only once during the "Owners Comments" period unless the Board or Chairperson allows other comments on additional issues brought up after the initial comments by such member.
  - d. When a member is speaking, he or she must address any comments or remarks only to the Chairperson, unless permission is granted by the Chairperson for the member to address someone else.
  - e. Only one person is to speak at any one time and members who have been recognized as having the floor should not be interrupted.
  - f. The Chairperson will have the sole authority and responsibility to see to it that all member participation is relevant to the subject or motion being addressed.
  - g. At the discretion of the Chair, members may be allowed to speak to individual agenda item under consideration during Board discussion periods. Members shall raise their hand seeking recognition, and may speak only if and when they are recognized by the Chair.
5. Members must conduct themselves in a civil and respectful manner at all times, and must refrain from interrupting others while they are speaking, raising their voice unnecessarily, and making any personal attacks or other inappropriate statements.
  6. Members must confine their remarks to the issues before the Board or to the merits of the motion or resolution under consideration.
  7. Members should come and go as necessary from the meeting space in the least disruptive manner possible.
  8. Enforcement: It is the intent of the Board to maintain order and enforce the aforementioned rules. Disregard of these rules will result in:
    - a. The Chair may declare the member out of order.
    - b. Should the member fail to come to order, the Chair will request that the member leave the meeting.
    - c. The Chair shall be the sole arbiter of when member statements or actions are out of order.
    - d. Fines or other sanctions may be proposed if owners refuse to comply with these and other rules relating to meeting attendance and participation, including barring owners from meetings if they continually fail to observe these rules and disrupt meetings.
9. Tape Recording or Videotaping of Meeting: Any unit owner may tape record or videotape a Board or membership meeting subject to the following rules:
    - (a) No tape recording or videotaping of any meeting shall interfere with or obstruct the meeting and no equipment shall obstruct any unit owner's view, hearing or access to the meeting. The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.

- (b) All audio and video equipment shall be assembled and placed not closer than twenty (20) feet from the table at which the Board is seated. At the discretion of the Board, microphones or audio recording devices may be placed upon the table at which the Board is seated.
- (c) Members videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.
- (d) Any owner desiring to utilize any audio or video equipment shall provide advance written notice to the Board.

**RESOLVED AND ADOPTED** by The Board of Directors of Lakewood Ridge Townhomes Association, Inc. this 17 day of October, 2016.

By:



President

LAKEWOOD RIDGE TOWNHOMES ASSOCIATION, INC.  
PARKING AND TOWING POLICY

In an effort to improve the safety in our community and safeguard the appearance of our community, the Lakewood Ridge Townhomes Association Board of Directors has made arrangements with a Licensed Towing Company to implement the towing policy described below. Please be aware of the language in your Declaration of Covenants, Conditions, and Restrictions. Please refer to Article VI, Section 7, Storage of Vehicles, Water Craft, Machinery, or Equipment.

The new towing policy will be implemented as of April 7, 2025. Vehicles found to be in violation of community rules after that date will be subject to immediate towing at the owner's expense.

The Board of Directors has adopted the following rules. Prohibited vehicles will be towed.

Parking Rules

- \* Parking is only allowed within paved and designated parking areas.
- \* Reserved parking spaces may only be used by the unit for which they are reserved.
- \* Stripped, unsightly, offensive, wrecked, or dismantled vehicles are not permitted. Disabled vehicles with missing body parts or commercial vehicles of whatever type, other than service vehicles temporarily present for business purposes, shall not be parked on Common Area.
- \* Vehicles must be currently licensed and registered, with up-to-date registration stickers visible.
- \* Commercial vehicles, including those containing racks or tool storage units and those displaying commercial signage, are not permitted. (Personal noncommercial pickup trucks with low-profile tool storage units, installed parallel to and immediately behind the cab are allowed.) Trailers, recreational vehicles, motor homes, campers, or boats shall not be parked on Property and shall be towed.

- \* Any inoperable or abandoned vehicles that are in violation of the Declarations are not permitted.
- \* Parking vehicles partially or wholly on the grass is not permitted.
- \* Parking vehicles on the right of way is not permitted.
- \* Double parking (parking perpendicular behind parking spaces) is not permitted.

### Towing Policy

Vehicles found to be in violation of the Parking Rules/Parking and Towing Policy or the Declaration of Covenants will be subject to immediate towing at the owner's expense. Owners of towed vehicles will be solely responsible for retrieving said vehicle.

By board resolution, one or more specifically named persons are designated as agents of the association for the removal of vehicles. The statute provides that "The owner or lessee of real property, or any person authorized by the owner or lessee, which person may be the designated representative of the association if the real property is the association, may cause any vehicle parked on such property without his permission to be removed by a person regularly engaged in the business of towing vehicles."

The initial representatives with the authority to tow vehicles are as follows:

Adopted by the Board this 29<sup>th</sup> day of March 2025 at a duly called meeting at which a quorum of the Board was present.

\_\_\_\_\_John\_\_\_\_\_Dena\_\_\_\_\_Property Manager

In addition, you are reminded that the attached Parking Permit Tags Policy and Parking Registration Form adopted July 1, 2020 and notice dated September 16, 2021, are still in effect.

# **LAKEWOOD RIDGE HOA**

## **VISITOR PARKING AREAS**

**September 16, 2021**

### **NOTICE**



The Visitor Parking Areas are not being used correctly, therefore, in order to make sure these areas are being used properly as VISITOR PARKING and not storage areas, the Board of Directors is instituting a new policy.

Starting October 1, 2021 and going forward, any vehicle found to be stored in these areas continuously for seven (7) days or more, will be towed without notice.

A fee of \$200.00 plus any additional charges will need to be paid in order for you to retrieve the vehicle.

Let us all be responsible homeowners/residents and keep this area for the purpose that it was created for—additional parking for your family and friends when they visit.

If you are storing any vehicle in these areas, please make arrangements to store them to an off site location.

Thank you for your cooperation.

Your Board of Directors

## Lakewood Ridge

c/o Ameri-Tech Community Management, Inc.  
24701 US Highway 19 N, Suite 102 Clearwater,  
FL 33763  
Phone (727) 726-8000 Ext. 311 | Fax (727) 723-1101

### **PARKING REGISTRATION FORM EFFECTIVE JULY 1, 2020**

May 21, 2020

In order to regulate the visitor parking spaces at Lakewood Ridge, the Board of Directors will be issuing Parking Permit Tags.

Enclosed you will find the Parking Registration Form that will need to be completed and returned by June 15, 2020 to: David Drake, c/o Ameri-Tech Community Management, 5434 Grand Blvd., New Port Richey, FL 34652.

Once the Form is received, the Parking Permit Tags will be mailed to all homeowners mailing addresses. You will receive one Parking Permit Tag and one Visitor Parking Permit Tag. The policy will be effective starting July 1, 2020.

If you have a tenant in your unit, you will need to obtain their vehicle information to complete the form. Once this form is received, we will mail the parking permits to you. Unless you request that they be mailed to your tenant. In this case, you will need to provide Ameri-Tech Community Management with their name(s) and the address of the unit.

The Tags are not required for the designated parking space. The Tags are to be used only for the non designated parking spots.

Parking in undesignated parking spaces requires either a Lakewood Parking Permit or a Visitor Parking Permit Tag. **You will need to display the parking permit tag on the mirror with numbers visible through the windshield.** When you have a visitor, you will need to have the Visitor Parking Tag available for the visitor. **They must display the Visitor Parking Permit Tag on the mirror of their car.**

Vehicles parked without the Parking Permit Tag or Visitor Permit Tag in the undesignated parking spaces will be towed. Any and all expenses incurred will be the responsibility of the vehicle owner.

If you have any questions regarding this matter, please feel free to contact me by phone at (727) 726-8000 ext. 311 or by e-mail me at daviddrake@ameritechmail.com.

By Order of the Board of Directors,

**David Drake, LCAM**  
**Community Association Manager**

cc: Board of Directors    Enc: Parking Registration Form

Parking Permit Hangtags MUST BE DISPLAYED ON THE REARVIEW MIRROR WITH THE NUMBERS VISIBLE THROUGH THE WINDSHIELD <<<>>> Otherwise, you may be towed at your own expense!

## LAKEWOOD RIDGE TOWNHOMES ASSOCIATION PARKING REGISTRATION AND HANGTAG REQUEST FORM

Parking Hangtags are not required in front of your own townhome but must be used if parked in Visitor/Guest parking spots. If you expect a guest, it is suggested that you park in a Visitor spot with your hangtag and allow your guest to park in yours. Initial hangtag is free, but re-issue will cost \$25. No more than 2 hangtags will be issued per townhome. This does not mean parking will be available. There are very few Visitor/Guest spaces and they cannot be used for long-term parking (you will be towed). Please complete the following information completely and submit it to the Association Management Company.

### TOWNHOME INFORMATION

UNIT ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ : \_\_\_\_\_ PHONE: \_\_\_\_\_

OWNER ADDRESS (IF NON-RESIDENT): \_\_\_\_\_

### VEHICLE INFORMATION

VEHICLE 1

VEHICLE 2

MAKE & MODEL: \_\_\_\_\_

COLOR: \_\_\_\_\_

YEAR: \_\_\_\_\_

TAG: \_\_\_\_\_

### PARKING HANGTAG INFORMATION

(This Section for Office Use Only)

VEHICLE 1

VEHICLE 2

HANGTAG NUMBER: \_\_\_\_\_

RE-ISSUE: NUMBER \_\_\_\_\_ \$25 FEE PAID:  NUMBER \_\_\_\_\_ \$25 FEE PAID:

### ACKNOWLEDGEMENT

PRINTED

PRINTED

OWNER/LEASEE NAME(S): \_\_\_\_\_

SIGNATURE(S): \_\_\_\_\_

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

PRINTED

PRINTED

# PET POLICY

Lakewood Ridge Townhomes enforces their pet restrictions as per the Governing Documents and Rules and Regulations, which may be amended from time to time - in addition to the Hillsborough County Municipal Ordinances regarding animals. A copy of Commonly Cited Hillsborough County Animal Ordinances and their **Fines for Violations** is attached hereto for reference. In addition to Hillsborough County Ordinance remedies, the Association may pursue in law or in equity for the recovery of damages, or for injunction relief, or both per our Governing Documents and applicable law in the event of a violation or breach, or threatened violation or breach.

**NO MORE THAN 2 PETS per unit**, no breeding of animals

Pets must be immunized and registered with Hillsborough County

You **MUST PICK UP YOUR PET'S** waste and dispose of it properly

You are required to keep control of your pet at all times

You must make sure your pet does not disturb other Owners/Occupants

**Item 2 of our Rules and Regulations states:** *"2. Dog Walk areas are posted throughout the community and must be used. Owners must pick up waste left behind by their pets. Violations are subject to fines per Hillsborough County Ordinance 00-26, Section 14."*

**ARTICLE VI, Section 4 of our Governing Documents states:** *"Animals. No animals, livestock, or poultry may be raised, bred or kept anywhere within the Property, except that no more than two (in the aggregate) dogs, cats or other conventional household pets may be kept upon any Lot so long as they are not kept, bred or maintained for any commercial purpose. Each Owner shall have the responsibility to clean up the waste produced by his or her pet immediately. No pet shall be permitted to run at large outside a Lot. Each Owner and Occupant shall insure that his pet shall not disturb other Owners and Occupants with excessive or repetitive noise. All pets outside a Dwelling shall be properly leashed or shall be kept within an approved fence, shall be otherwise controlled in whatever manner is most practical on or off a Lot, and shall be subject to all applicable local ordinances existing from time to time. No outside animal pen, cage or shelter shall be constructed or permitted."*

**Resident(s):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Type/Number of Pets:** Dog (    ) Cat (    ) Other: (    ) \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Neutered/Spayed: Yes (    ) No (    )                      Neutered/Spayed: Yes (    ) No (    )

Pet Names: \_\_\_\_\_ / \_\_\_\_\_

License Numbers: \_\_\_\_\_ / \_\_\_\_\_      Expiration Dates: \_\_\_\_\_ / \_\_\_\_\_

**Please return form to the Association Management Company**

# Commonly-Cited Hillsborough County Animal Ordinances

## Animal Waste Removal Ordinance

### [Animal-Waste-Removal Ordinance – Article II Sec. 6-32](#)

Any feces deposited by a dog, an owned cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner.

(Ord. No. 00-26, § 14, 1-1-2001; Ord. No. 13-33, § 5, 12-19-2013)

**What it means:** If cited for failure to remove animal feces, the fines are at least \$100 and up to \$500 for multiple violations.

## Animal-at-Large Ordinance

[Animal-at-Large Ordinance – Article II Sec. 6-28](#): “No dog or cat shall be allowed to stray, run or go, at large upon any public property or street, sidewalk, park, or on the private property of another without the consent of the property owner.”

**What it means:** A pet can't be off its own property running freely. If off its property, a pet should always be on a leash no longer than 6 feet and under control by its owner. If cited for an animal-at-large, the fines are at least \$100 and up to \$500 for multiple violations.

## Failure to License/Vaccinate

[Dog, Cat, and Ferret Vaccination Ordinance – Article II Sec. 6-21](#): “All dogs, cats, and ferrets that are four months of age or older must be vaccinated for rabies in accordance with F.S. Section 828.30, as may be amended and owned dogs, cats, and ferrets shall be vaccinated annually for rabies.”

**What it means:** All pets that are older than four months need to be up to date with their rabies vaccinations, either every year or every three years depending on the vaccine. Follow up with your vet and make sure your vaccinations are up to date. If cited for a failure to vaccinate, the fines are at least \$100 and up to \$500 for multiple violations.

[Dog, Cat, and Ferret Registration and License Ordinances – Article II Sec. 6-22](#): “All dogs, cats, and ferrets that are four months of age or older must be registered with the Department. The length of time that such registration will remain valid shall be based upon the type of license purchased, but shall not exceed the expiration of the animal's rabies vaccination.

**What it means:** All pets that are older than four months need to have a registration tag that is renewed regularly, either every year or every three years depending on your rabies vaccine. Proof of a rabies vaccination, either one or three year version, is required in order to get a tag for your pet. Tags can be purchased through [Hillsborough County Pet Resource Center](#) or with your veterinarian. If cited for a failure to license, the fines are at least \$100 and up to \$500 for multiple violations.

## Vicious Animals and Aggressive Dog

[Vicious Animals and Aggressive Dogs Ordinance – Article II Sec. 6-27](#): “No person shall allow a companion animal, when unprovoked, to bite, attack, endanger, or inflict injury on a human, domestic animal, or livestock while on public or private property; or chase or approach an individual upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack.

Violations of this section may constitute proof of "prior knowledge of a dog's dangerous propensities" under F.S. § 767.13(2), as may be amended."

**What it means:** Dogs are not allowed to approach or chase a person/pet making them fear they will be bitten. Dogs are not allowed to bite or attack a person or pet unprovoked. If cited for vicious animal or aggressive dog, the fines **start at \$450**.

## **Leash Ordinance**

[Leash Ordinance – Ch. 38 Article II Sec. 38-26](#): "All domestic animals must, unless otherwise posted, be restrained at all times at a distance of not greater than six feet in length from their owner/handler and must be under the immediate and continuous physical control of such animal's owner/handler by means of a leash, cord, chain, cage, fence or other appropriate restraining device that is of sufficient strength to restrain/contain the animal."

**What it means:** Any pet when off its own property or in a public place, like a neighborhood sidewalk, farmers market, or outdoor café, it must be on a leash no longer than 6 feet and its owner must have control at all times. If cited, the fines are **at least \$100 and up to \$500 for multiple violations**.

## **Nuisance Animal Noise Ordinance**

[Nuisance Animals -- Sec. 36-436](#): On May 3, 2017, Hillsborough County Board of County Commissioners passed the Nuisance Animal Noise Ordinance. The ordinance covers any nuisance animal that barks, meows, whines or howls non-stop for 20 minutes or longer with less than 20 seconds of interruption during that 20-minute time period.

Enforcement is handled by the State Attorney's Office and Hillsborough County Sherriff's Office. Pet Resources assists in processing the paperwork during regular hours of operation.

**What it means:** Nuisance animal noise violations can be enforced as misdemeanors that include a fine of no more than \$500 or imprisoned up to 60 days in jail. Each day a violation occurs or continues, is a separate offense and may be penalized separately. Warnings will be on a case-by-case basis and at the discretion of the State Attorney's Office.

(Ord. No. 17-10, § 2, 5-4-2017)

# LAKWOOD RIDGE TOWNHOMES

## POOL INFORMATION AND SAFETY RULES

Pool Rules are Strictly Enforced

- **SWIMMING IS AT YOUR OWN RISK!**
- **NO DIVING!**
- **NO ALCOHOL!**
- **Pool passes are REQUIRED to use the pool.** Pool passes may be obtained from the Association Management Company. Note if your HOA assessments are delinquent, access to community amenities may be suspended until you are up to date.
- **Pool hours are 9AM to 8:30PM** (except when closed for maintenance or other unforeseen reasons). Use of the pool is PROHIBITED outside of these hours.
- **"The Department of Health considers any animal (including service animals) in a public pool a health threat;"** therefore, *no animals are allowed in the pool or within the gated area.*
- **DO NOT prop the pool gate open.** The pool gate must remain closed for Safety Reasons.
- **Children under 14 must be ACCOMPANIED BY AN ADULT.**
- **Bathing suits REQUIRED to enter pool.**
- **No swimming in jeans, pants, or cutoffs.**
- **Large air mattresses are PROHIBITED** for Safety Reasons. They obstruct swimmers from ascending to surface and block the parental supervision of their children.
- **No food or beverages IN POOL or ON POOL WET DECK.** Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
- **No GLASS OR ANIMALS allowed in the fenced pool area.**
- **Bathing Load is 24 PERSONS** (MAXIMUM of 24 people in the pool).
- **Shower before entering.**
- **Do not swallow the pool water.**
- **Do not use pool if you are ill with diarrhea.**
- **WARNING: Sun shelf drop off is 5-6 feet deep.**
- **DO NOT PLACE FURNITURE IN POOL.**
- **DO NOT PUT FOOD IN POOL** (it damages pool motor costing increase in HOA fees).
- **No climbing over or under the fence to access the pool.**
- **Violators will be asked to leave the area.**
- **Trespassers will be prosecuted.**

#### IV. OTHER

Mailboxes – See Mailbox Information Sheet

Dog Park – Located at the back Entrance of the Community, Dog Waste Stations are located throughout the Community (not included)

Trash/Dumpsters – See Trash Disposal Guidelines

# LAKESWOOD RIDGE TOWNHOMES MAILBOX INFORMATION

The mailbox kiosk is located next to the pool and is maintained by the United States Postal Service. If you are new to the community or need a lock replaced, you can obtain your mailbox location by going to the USPS Office located at 1315 Oakfield Drive, Brandon, FL 33511-9998. They have the layout and can tell you which box is yours. They can also give you the contact information of the USPS contracted carrier who services the community and replaces locks. Note, there is a fee involved established by the contractor.

## BRANDON

Post Office™

Share

1315 OAKFIELD DR  
BRANDON, FL 33511-9998

Open now | Closes 5:00 pm

**Tuesday** 8:30 am - 5:00 pm

Wednesday 8:30 am - 5:00 pm

Thursday 8:30 am - 5:00 pm

Friday 8:30 am - 5:00 pm

Saturday 9:00 am - 12:30 pm

Sunday Closed

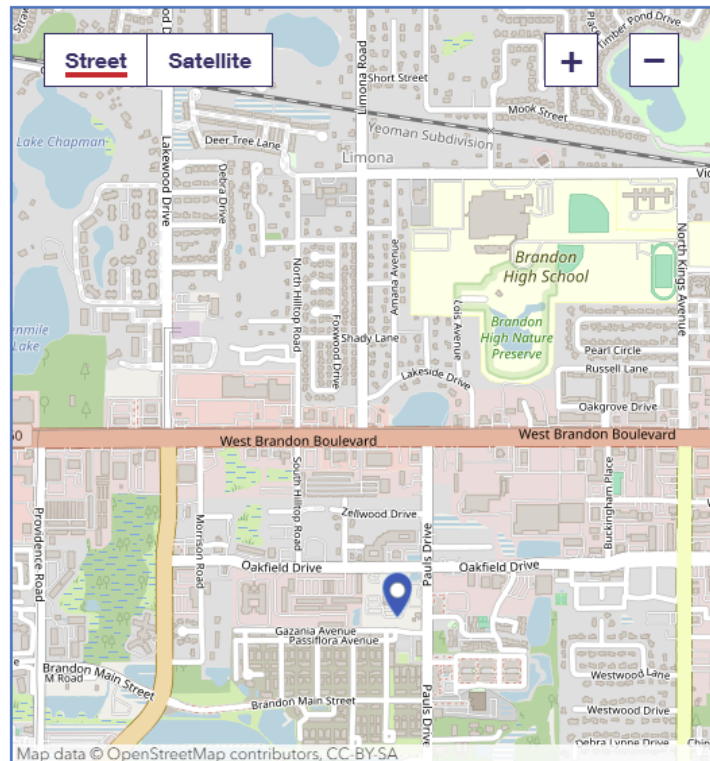
Monday 8:30 am - 5:00 pm

[See More Hours](#)

1-800-ASK-USPS® | [800-275-8777](tel:800-275-8777)

Phone | [813-661-1503](tel:813-661-1503)

TTY | [877-889-2457](tel:877-889-2457)



## TRASH DISPOSAL

There are three dumpsters located as follows:

- By the Pool and Mailboxes in the Roundabout at the front of the Community on Golden Tree
- In the Roundabout at the rear of the Community on Blue Magnolia
- Adjacent to the open field in the middle of the Community on Deer Tree

**NOTE:** The garbage cans in the Mailbox area is for discarded mail/paper only.

The following guidelines are designed to minimize any rodent/pest infestation and minimize unpleasant odors.

### Trash Disposal Guidelines:

- All refuse must go in the dumpsters. The garbage company does not pick up trash off the ground.
- **Break down all cardboard boxes** before placing them in dumpsters. This keeps the dumpsters from becoming prematurely full.
- All trash containing food stuffs should be disposed of in a plastic bag designed for that purpose so no liquids are seeping. All other trash should be disposed of in a garbage bag or an appropriate container so that it is not picked up by the wind and distributed throughout the community.
- If your nearest dumpsters are full, use alternate dumpsters. There are holidays or other instances when the dumpsters are prematurely filled.
- Large items *including but not limited to* **Appliances, Televisions, Computers, Mattresses, Tires, Paint, Furniture**, etc., or **heavy items** such as concrete blocks should be **taken by you** to HILLSBOROUGH HEIGHTS COMMUNITY SOLID WASTE FACILITY, 6209 County Road 579, Seffner, FL 33584, or another facility of your choice <https://www.hillsboroughcounty.org/en/locations/hillsborough-heights-solid-waste-facility> . The garbage company will not haul it off.
- Trash should not be stored around the edges of your townhome, on your porches, in the shrubs or on sidewalks.