

**TUSCANY SUBDIVISION AT TAMPA
PALMS OWNERS ASSOCIATION, INC.
NEWSLETTER/BUILDER UPDATE #1**

FEBRUARY, 2011

Dear Tuscany Homeowner:

On November 30 the annual membership meeting was held at the YMCA and the membership voted on numerous changes to the Declaration of Covenants. All of those changes were passed, and a copy of the recorded Amendment is included along with this newsletter. We ask that you place this important amendment in the file folder along with your other HOA documentation. Please remember that in the event you sell your home, all of your HOA documentation should be delivered to the new owner.

NEW WEBSITE

At the meeting the members expressed an interest in having their own HOA website. We are pleased to announce that the website is 95% complete, and all owners can log on to: www.tuscanytampapalmshoa.com.

This website contains all of the HOA documents, rules and regulations, community disclosures and assessment information for new buyers, and other miscellaneous information. As promised, for the benefit of the existing Woodside homeowners, we have also uploaded the proposed floor plans, elevations and exterior color selections that Taylor Morrison will be offering in the community. Standard Pacific is in the process of changing their elevations, and the new elevations along with floor plans will be

posted to the site as soon as they are available.

It is very important to note that all builders maintain the right to change their floor plans, elevations and exterior color criteria as they deem appropriate at any time, and approval of existing homeowners is not required. In the event you have any questions regarding this matter, please do not hesitate to contact your community manager, Lois Bowman, at L.Bowman@mgmt-assoc.com, or 813-433-2018.

From this point forward the website will be the main day to day vehicle of communication with the homeowners. Information will be updated as necessary, and important notices will be posted to the right-hand side of the website under COMMUNITY EVENTS. All homeowners should get into the habit of checking the website weekly for important community information and updates. You will note that the website is not inter-active at this time. The Board will be discussing the pros and cons of this and may make a decision in the future to allow for this. In the interim, you can reach the management company by clicking on the management tab. If you do NOT have access to the internet, please e-mail L-Bowman@mgmt-assoc.com so that any important information can be mailed to you if necessary. PLEASE NOTE that notices of all meetings will still be mailed to the physical address on file for all owners in addition to being posted on the website.

Also as promised, the landscape specifications, and fertilization and pest control schedules have been posted on the website. The mowing and detail schedule will be posted the first of each month after Raymow makes their schedule.

All applications for exterior modifications, landscape service request, tenant profiles and gate programming information is also available. We ask that everyone please log on to the website and notify us of any bugs or missing information that you would like to see.

TAYLOR MORRISON FOLLOW UP FROM ANNUAL MEETING

Numerous questions were asked of Taylor Morrison at the meeting and at that time answers were not available. We hereby provide answers to the questions raised:

1. Brick Paver Driveways. TM has elected to install concrete drives like Standard Pacific Homes; however, brick pavers will be offered as an option. The colors can be found on the approved ARC criteria on the website.
2. Product Size Range. TM's 30 foot product will include 4 floor plans ranging from 1439 square feet to 2138 square feet. These plans can be found on the website.
3. One or Two Story Plans. The two smaller plans are one-story and the two larger plans are two-story.
4. Color Schemes. The exterior color schemes can be found on the new community website under the DOCUMENTS TAB, Architectural Criteria.

5. Upgrades. Upgraded elevations have stone and other architectural elements that will allow for differentiation. Stone exterior will not be standard and will only be offered on the elevation upgrades.

6. Model and Inventory. The model started on December 10 and is projected to grand open in early February. Production of spec homes began in late January.

STANDARDIZED COMMUNITY MAILBOXES & WOODSIDE HOMEOWNER REPLACEMENTS

Standard Pacific contacted Creative Mailbox Designs who is the supplier of the approved mailbox design at Tuscany. Creative is willing to pass along to the Woodside homeowners the builder discounted price of \$177.35 for the installation of a new mailbox, on the condition that the HOA writes one check and the work is done the same day or over a period of two days. Otherwise, the price to an individual homeowner would be \$255.20.

RELOCATION OF IRRIGATION CONTROLLERS FOR WOODSIDE HOMEOWNERS

Both the irrigation contractor (Raymow) and the electrician (Schmitt) will require access to your garage in order to install a back to back outlet and remove the existing controller and install a new one on the exterior of the building. The existing rain sensor will be reused if it is in working condition. If not it will be replaced. Both Raymow and Schmitt have provided us with a builder's price if the work is done over a two week period where their workers can go from house to house. The cost range for this work will vary, depending on the location of utilities on the

exterior of the home, if the rain sensor needs to be replaced, and if the homeowner would be able to have this work performed during normal business hours. Any work performed outside of Monday – Friday, 8:00 AM – 4:00 PM would require overtime. Therefore, depending on each homeowner’s situation, the cost for this work would fall between \$329.50 and \$576.50 as follows:

Base Fee for new controller	\$244.50
Base Fee for back to back outlet	\$ 85.00
Add'l Fee for outlet if back to back	
Is not feasible	\$ 30.00
Add'l fee for new rain sensor	\$137.00
Add'l fee for appointments between 4 and 6:00 PM	\$ 80.00
(\$40 for each contractor)	

Should a homeowner authorize the HOA to replace the mailbox and controller on their behalf, the HOA will contract the work, pay the contractor, and bill each individual homeowner for their cost, which invoice will be due and payable within 30 days of invoice.

IF YOU ARE INTERESTED IN HAVING THE HOA PERFORM THIS WORK, PLEASE FILL OUT THE ATTACHED FORM AND RETURN IT VIA E-MAIL OR FAX TO DEBORA HUDRLIK, C/O STANDARD PACIFIC HOMES, AT 813-288-7747 OR DHUDRLIK@STANPAC.COM. ALL RESPONSES RECEIVED BY FEBRUARY 28, 2011 WILL BE TALLIED AND THE WORK ORDERED. ANY WOODSIDE HOMEOWNER WHO DOES NOT RETURN THIS FORM OR AUTHORIZE THIS WORK WILL BE RESPONSIBLE FOR HAVING THIS WORK DONE ON THEIR OWN, WITH THE REQUIREMENT THAT ALL WORK BE COMPLETED BY APRIL 30, 2011.

WEATHER DAMAGE TO LANDSCAPING

The recent cold has taken its toll on the entry and homeowner landscaping, and an assessment of landscape replacement will not be completed until mid to late March when we are confident the threat of cold is behind us. Most palm trees took a huge hit and those that will not make it will be removed. Due to the trend of colder winters, we do not plan to replace palms with like palms and will move to a heartier type of plant or tree that can withstand the cooler temperatures. More information will be forthcoming on this as we approach the spring. Recently, rye seed was installed at both entries in an attempt to green things up for the winter until the sod can be replaced.

DEED RESTRICTION VIOLATIONS & ARCHITECTURAL CHANGES

Fortunately most homeowners within Tuscany are familiar and complying with the deed restrictions governing the community. Over the last few weeks we have experienced a few violations with respect to portable basketball goals and improvements to front yards including pottery that were not previously approved by the Association. We would like to remind everyone that any exterior changes or additions to your home require that you fill out an application and submit a photo of the proposed improvements along with colors and specifications. The architectural or modifications application can be found on the community website under the DOCUMENTS TAB - FORMS.

The finalized architectural criteria adopted by the Board on November 30, 2010 can also be found on the community website on the DOCUMENTS TAB – ARCHITECTURAL CRITERIA. All homeowners should refer to this criteria and direct any questions to LBowman@mgmt-assoc.com.

As discussed at the annual meeting, there are several violations that exist such as French

drains that were installed on specific lots by Woodside Homes, as well as the lack of gutters. Such drains are in violation of the architectural criteria for the community, and all homeowners who have such drains will be required to remove them and have sock drains installed under ground with sod installed over them. Individual letters will be mailed soon to each homeowner who is affected. A summary of deed restrictions can be found on the DOCUMENTS TAB-TUSCANY ASSN.

ALLIGATORS GALORE!

We have posted on the website a photo taken by Laura Philopena, the Standard Pacific construction manager, on January 7 of a gator within the community. There are several of them that have been seen, and they are not aggressive, nor should they become aggressive, unless someone begins to feed them. PLEASE BE AWARE THAT FEEDING ALLIGATORS IS AGAINST THE LAW. In the event that an alligator does exhibit aggressive behavior, please contact the Florida Fish & Wildlife Conservation Commission at 863-648-3200.

GATED ENTRY POWER SURGE

The battery backup controller and wire harness took a power surge from a recent storm and needed to be replaced. All gates should be fully operational once again.

CHANGE IN GATE OPERATING HOURS

Due to the model hours for Taylor Morrison and the upcoming daylight savings time, the gated entries will close at 6:30 PM (rather than 6:00 PM) nightly effective immediately. The northwest gates will remain closed 24/7 as there is no construction activity in this area.

The south and northeast gates will operate according to the following schedule:

Mon – Fri	6:00 AM – 6:30 PM
Saturday	7:00 AM – 6:30 PM
Sunday	11:00 AM – 6:30 PM

SIDEWALKS ALONG TAMPA PALMS BOULEVARD

During a community inspection several months ago, Board members and management noted the poor condition of the sidewalks outside of Tuscany along Tampa Palms Boulevard. Lois Bowman contact the City of Tampa to do an inspection of these sidewalks, as we believe the damage was done when the City installed the storm drains. The City has agreed to replace several sections of sidewalk, although they cannot tell us a definitive start date for this work. If we are advised by the City of a start date, we will post this on the new website. All homeowners should proceed with caution and obey the caution tape and horses that will be installed to accommodate such work.

QUESTIONS, CONCERNS OR SUGGESTIONS?????

You can reach your management staff as follows:

Lois Bowman, Manager 433-2018 or LBowman@mgmt-assoc.com

Gate Issues:

Jessie Scannavino 433-2016 or JScannavino@mgmt-assoc.com

Assessment or Account Concerns:

Debbie Pearn 433-2012 or DPearn@mgmt-assoc.com

EMERGENCY: Dial 433-2000 and follow the instructions

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