

Tuscany at Tampa Palms

Summary of Deed Restrictions in Declaration

This is provided as a quick reference for our rules. The detail and full text are available in the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Subdivision at Tampa Palms Owners Association, Inc., which takes precedence over this document.

Category/Item	Restrictions/Approvals
Air Conditioning	PROHIBITED: Window A/C units.
Animals/Pets	No livestock or poultry of any kind may be raised, bred, kept or permitted on any Unit. No more than two (2) four (4) legged animals weighing one hundred (100) pounds or less, such as dogs, cats, or other usual and common household pets, are permitted per Unit at any time. Pets that roam free, endanger health, make objectionable noise, or constitute a nuisance or inconvenience to the other Unit Owners may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purposes. Dogs, when outside Unit, shall be on a leash held by a responsible person. Owners are responsible for promptly scooping and disposing of all pet refuse. PROHIBITED BREEDS INCLUDE PIT BULLS, TERRIERS, DOBERMANS AND ROTTWEILERS.
Clotheslines	PROHIBITED except where mandated by governmental authorities for energy conservation. No clothing, bedding or other items shall be hung over or on any driveway, window, door, walls or fences.
Deck/Slab Area	May only be utilized as sitting areas and outdoor grilling areas and shall not be utilized for storage or placement of a "POD" or other type of storage container system.
Drainage Structures	No Owner may obstruct, alter or modify any drainage without prior approval of New Construction Committee. Owners shall not remove native vegetation within wet detention ponds.
Easement for Entry/Self Help	Association may enter into any Unit for emergency, security, safety or other purposes reasonably necessary for the proper maintenance and operation of the Community. This right includes entering a Unit to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request. The Association may abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates the Declaration/By-Laws/Rules/Regulations. Unless an emergency exists, Board shall give <u>14-days</u> written notice of intent to exercise self-help, all costs of which shall be specifically assessed against the violating Unit Owner. <i>MODIFIED ON 10-20-2014 BY THE HOA.</i>
Exterior Electrical Devices	No telecommunications, radio, microware or TV mast, tower, pole, wire, aerial, satellite dish, antenna, etc., shall be installed without the prior written approval of the Modifications Committee. EXCEPTION:

	satellite dishes less than twenty inches (20") in diameter do NOT require prior written approval but shall not be placed on the roof and shall only be located on the rear one half of any Unit.
Fences	NO FENCING shall be allowed in the Community other than on the rear of Lots 5, 6, 7, 106 and 107, where lots are easily accessible from the Tampa Palms Boulevard. Said fencing shall only be of black, power-coated aluminum or wrought iron. Fencing shall not be allowed on the side or front of these lots, as the HOA must have access to mow the side and rear yard. <i>ADOPTED 11-30-10 BY THE BOARD OF DIRECTORS.</i>
Garage Sales	PROHIBITED in the Community
Irrigation	PROHIBITED: Systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, canals or other waterways unless approved in writing by New Construction or Modification Committee. Each Unit shall have an automated lawn irrigation system with timer, which shall be maintained by the Association.
Landscaping	PROHIBITED: Artificial vegetation or decorative rocks. No additional landscaping shall be added to any lot other than landscaping installed by a builder, with the exception of inside mulched beds. See community disclosure for more information.
Leases	Units shall be leased for single-family residential purposes only. <u>No Unit may be rented or leased during the first 12 months of ownership.</u> After the first 12 months, Owners may lease Units for periods of at least one year with no month to month language allowed in the lease. All tenants are subject to reasonable approval by the Association. A screening fee of \$100.00 per applicant shall be assessed. <i>MODIFIED 10-20-2014 BY THE HOA.</i>
Lighting	PROHIBITED except for seasonal, holiday decorator lights. PROHIBITED: tiki torches or other similar lighting. Holiday lights can only be displayed within mulched areas immediately adjacent to the particular Unit. Lighting shall be removed immediately following the holiday. <i>MODIFIED 10-20-2014 BY THE HOA.</i>
Mailboxes	Each Unit shall have a uniform mailbox, either in a central location or on the Unit, as prescribed by the Association. Each Owner shall be responsible for the maintenance, repair and any necessary replacement of the mailbox.
Nuisances	No Unit shall be used for the storage of any property or thing that will give the appearance of being unclean, untidy, emit a foul or obnoxious odor or disturb the peace, quiet, safety, comfort or serenity of the surrounding occupants. No Owner or person may play or suffer to be played any musical instrument, tape player, CD player, IPOD, MP3 player, radio, TV or similar device between the hours of 11:00 p.m. and 8:00 a.m.

Occupants and Guests Bound	All restrictions, rules and regulations apply to all occupants and guests of any Unit.
Open Houses	PROHIBITED in the Community
Ornamental Displays	PROHIBITED on any Unit
Parking/Garages/Vehicles	Garage doors shall be kept CLOSED at all times except when entering or existing. Parking is permitted only in the garage or driveway serving each Unit, and no vehicles may be parked on paved streets between the hours of <u>midnight and 6 a.m.</u> No vehicle is permitted to be parked so that it blocks any portion of a sidewalk. All vehicles parked in violation of this Section will be <u>subject to being towed</u> at the expense of the owner of the vehicle. All commercial vehicles, trucks, tractors, mobile homes, equipment trailers, motor homes, recreational vehicles, campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely in the garage. No garage may be altered to accommodate fewer vehicles than was originally constructed. Disabled (not operable or no proper tag) or stored (put on blocks or covered with a tarp and not removed for five (5) days) shall not be kept on any Unit unless entirely within a garage. <i>MODIFIED 10-20-2014 BY THE HOA.</i>
Play Structures	PROHIBITED on any Unit
Pools	PROHIBITED: above-ground pools. In-ground pools must be approved by the ARC prior to installation.
Sales	Within fifteen (15) days of executing a sales contract on any Unit, the Owner shall notify the Board in writing of the name of the Purchaser of the Unit and such other information as the Board may reasonably require. Prospective buyers are required to meet with the Orientation Committee or the Association Manager prior to closing.
Satellite Dishes	If installed, they must be located on the back half of the home.
Sculptures/Fountains/Flags	Most be approved in writing by the Modifications Committee prior to installation.
Signage	No signs of any kind shall be erected within the Community without prior written consent of the Modifications Committee.
Sports Equipment	PORTABLE equipment ONLY may be used during the day but must be stored in the garage at night.
Storage Tanks	PROHIBITED except where mandated by governmental authorities for energy conservation.
Subdivision of a Unit	PROHIBITED except with prior written approval of Board of Directors and Tampa Palms Area 3 Owners Association.
Tents/Trailers/Structures	PROHIBITED: tents, trailers, temporary structures, such as a tent, shack, utility shed.
Trash Cans/Recycle Bins	Must be stored in the garage except on collection days and returned to garage following collection.
Underground Utilities	All cables, wires, pipes and conduits shall be buried underground.
Unsightly or Unkempt Conditions	The pursuit of hobbies, including but not limited to, the assembly and disassembly of motor vehicles and other mechanical devices shall not be undertaken on any part of the Community.

Use of Lakes and Ponds	PROHIBITED: No boats or motors of any type or size on any water bodies.
Use of Units	Units are for single-family, residential purposes exclusively and shall not be occupied by more than two (2) individuals per bedroom. No business or business activity shall be carried on, in or upon any Unit unless written approval of the Board of Directors is received. Leasing of Units is not considered a business or business activity.
Window Treatments	Anything visible from the exterior of a Unit shall be white, off-white, natural wood or other light-neutral color. No foil or other reflective material shall be used as sun screens, blinds, shades or for any other purpose.
Yard Accessories	PROHIBITED on any Unit

**These rules are subject to change by vote of the Homeowners.
Guidelines for specific items can be created by the Board of Directors.**

Refer to the website for more information: <http://tuscanytampapalmshoa.com/>