

GORNTO LAKE HOMEOWNERS ASSOCIATION

A DEED RESTRICTIVE COMMUNITY

RULES AND REGULATIONS

Owner/Resident,

CONGRATULATIONS! Welcome to your new home! Whether you are renting or have just purchased a new home, it has been a major decision. Either way, we are glad that you chose Gornto Lake. Because we are a HOA community, some policies, rules and regulations might be different than you are otherwise used to. The HOA (Homeowners Association - our governing body) has a set of documents that govern the community.

We look forward to your residence in our community, and hope that you will enjoy living among friends. Our goal is to provide a friendly environment for everybody to enjoy and be proud to call home.

Rule Changes- The Board of Directors reserves the right to change, revoke, revise, or add to the existing rules and regulations. The Association has the right to establish additional rules and regulations governing the conduct of all owners/residents and the use of the premise, limited common elements, and common elements, so long as such additional rules and regulations are not inconsistent with the terms and conditions of the Declaration of Covenants.

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Owners/Residents

Unit owners or residents shall **not** make any alteration, decoration, repair or replacement, change of paint, glass panes, or other enclosures on balconies or any other part of the units/building(s), common elements, or any building without prior written approval from the Board of Directors. Thus, the Board of Directors of the Association must approve installation of storm doors, floor covering on balconies, hurricane enclosures, and any flooring or any addition to the building. The board will consider written requests. Balconies must stay clear and be kept clean at all times. No flowers of any kind can be planted in the ground around the edges of the buildings, nor hung or placed on the balconies without prior authorization from the Board of Directors. No unit owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the buildings (including, but not limited to awnings, signs, storm shutters, screens, fixtures and equipment), nor plant or grow any type of shrubbery, flower, tree, vine, grass, or other plant life outside unit, without prior written consent from the Association. Provided, however, any unit owner may display one portable, removable, United States flag in a respectful manner.

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Any unit owner desiring to lease or sell his/her unit must submit an application accompanied by all proper documentation and a check for the amount of \$75 per applicant made **payable to Gornto Lake HOA** at least ten (10) days prior to the effective date of the proposed lease or sale. Married couples, with or without minor child(ren), must submit one complete application of \$75. Unmarried couples, with or without minor child(ren), must submit **two complete applications** and \$75 per adult. One adult, with or without child(ren), must submit one complete application and \$75. **NO CASH**

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Each unit owner or resident shall allow the Association and its authorized agents to enter unit for improvements thereon during reasonable hours when necessary for maintenance, repair and/or replacement of any common elements and limited common elements, or for making emergency repairs which are necessary to prevent damage to the common elements, limited common elements, and other units.

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Each unit shall be used only for residency in which there shall not be more than 6 persons continuously residing, excluding visitors and guests. Unit owners' complaints regarding the maintenance and operation of the unit shall be made in writing to the Board of Directors of the Association.

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Each unit owner shall maintain his or her unit in good condition, including all internal surfaces within or surrounding their unit. Each unit owner shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately to their unit. Landscaped and grassed areas shall be used only for the purposes intended. No articles belonging to unit owners or residents shall be kept in such areas, temporarily or otherwise.

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No signs, advertising or notices of any kind whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on any unit, common element, or limited common element; nor shall signs be posted or displayed in a manner that they are visible from the exterior of any unit (such as through a window), without prior written approval from the Board of Directors.

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All damage to the property caused by the moving and/or carrying of articles therein shall be paid for by the unit owner or person in charge of such articles. The Association may require the unit owner to deposit an amount equal to one (1) month's rent as a security deposit for any damages caused by moving and/or carrying articles therein.

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Soliciting is strictly forbidden. Unit owners should notify the Association if a solicitor appears, and appropriate action will be taken.

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No owner or resident of a unit shall permit or suffer from anything kept in his or her unit that will increase the insurance rates on the limited common elements, if any, or the common elements, or which will obstruct or interfere with the right of other owners or residents; nor shall an owner of a unit commit or permit any nuisances, immoral or illegal acts in a unit, the limited common elements, if any, or on the common elements.

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Each unit owner or resident shall conform and abide by the bylaws and uniform rules and regulations in regard to the use of the unit, limited common elements and common elements. These rules and regulations may be adopted in writing from time to time by the Board of Directors of the Association to see that all persons using the unit owner's property through or under him do likewise. **Initial** _____

Those unit owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the property, which were placed thereon in violation of these rules.

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ALL UNIT OWNERS ARE RESPONSIBLE TO FURNISH A COPY OF THE RULES AND INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF GORNTOLAKE HOA. Unit owners who rent or lease their unit are responsible for the conduct of their residents. Any infraction of the rules shall be directed to the owner of the unit.

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All owners/residents must provide the Association current lease information. Owners are responsible for contact information to have on file with the Association (address, email contact, phone number, vehicle registration, and pet information etc.)

No articles shall be placed upon the common elements of the property. No storage is permitted under the staircase or hallways. Bicycles, skateboards, furniture, trash, plants and other articles are not permitted to be kept outside the common elements. The common elements of the property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material. Skateboards, bicycles, roller blades are not permitted on roadways. Walkways are strictly for foot traffic. Ingress and egress shall not be obstructed in any manner.

No articles shall be hung or shaken from any unit onto the common elements of the property. No unit owner shall throw, sweep, or allow any article or water to fall from their unit onto the common elements of the property. No article shall be attached to, erected upon, installed, or affixed to the exterior walls, exterior doors, or roof of a unit or upon the other common elements of the condominium property.

Employees of the Association shall not be sent off the property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.

Children of guests, residents, and owners shall at all times be supervised by a responsible adult when using amenities or when outside the home.

Move In/Contract Service Procedures

Prior to moving in, residents must check in with management at least 24 hours in advance. Owners must notify management in advance of any contractors or service companies. The company must check in with management first before the service of business can begin. Residents must check in and give the name of the company, contact information, insurance, permits and nature of service. No contractors may begin work/services before the hours of 8 AM, and no later than 7 PM. No contractors are allowed to work Sundays except for an emergency; must notify Gornto Lake management two (2) days in advance.

A \$75 Moving Fee will be required prior to initial move-in and should be made payable to Gornto Lake HOA. A \$75 criminal background fee is also required. Hours for moving in or out are from 8:00 A.M. to 8:00 P.M. No moving is allowed on weekends or holidays without Manager's approval. Any damage to the common elements and/or the property is the responsibility of the person moving in or out and will be charged to the unit owner involved. Initial _____

Cable vs. Satellite Dish

I understand that I have many options when choosing premium television services to provide cable service. I understand that cable providers are not allowed to make any alteration to exterior or common area without written authorization from management for Gornto Lake HOA. **I will not attach a satellite dish to the building or common areas.** I understand that by doing so, I will be liable for the removal of the satellite dish at my expense.

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Noise Control

Excessive noise and/or nuisance by owners, residents, their guests, and workers is prohibited. No owner or resident of a unit may make or permit any disturbing noise, as determined by the Board of Directors, in the building or on the property, whether made by themselves, his or her family, friends, guests, pets or employees, nor may they do or permit to be done anything by such persons that would interfere with the rights, comforts, or conveniences of other residents. No person may play or suffer to be played any musical instrument, stereo, phonograph, radio, or television set in his or her unit or on the property if it in any manner disturbs or annoys other residents or owners on the property.

I understand and agree **not to** play music (in my car and/or in my home) at a level that will disturb other

residents. Bass speakers and subwoofers are prohibited.

I understand that I have to control the loudness of group gatherings, TV, radios, and/or stereos, especially during evening and night hours when windows are open, as sound carries. Wind chimes are not permitted outside any unit.

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Posting of Meeting and Dates

All meeting notifications methods will be either by: electronically; USPS or posted on the property. Any unit owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing to the Board of Directors, the statement or comment he/she desires to make at the meeting at least twenty-four (24) hours prior to the opening of the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.

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Lanais and Walkways

Cigarette butts must be disposed of appropriately. No floor coverings, shades, blinds, or curtains shall be applied or installed to the lanai deck or screen enclosure unless approved by the Association. Laundry, rugs, towels, bathing suits, mops, or other similar articles shall not be hung or spread on the common elements of the property where it would be visible from outside the unit. Articles of any sort shall not be beaten, cleaned, or dusted by handling or extending from any window, door, or hanging over any railings. Items shall not be placed on the grass area for cleaning or painting.

No unit owner shall cook or barbecue on his or her lanai or terrace area. Outdoor cooking and barbecuing may only be done in designated areas determined by the Association. In addition, no unit owner shall use his or her lanai or terrace area for the purpose of storing personal property. The use of gas grills on lanais is prohibited. Electric grills only. No propane gas grills or gas operated equipment shall be on Gornito Lake property; it is prohibited by the Fire Marshall.

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Vehicle/Parking

All vehicles must display a valid tag, in accordance to state law. Tags are to be kept up-to-date. No vehicle shall be parked in such a manner as to impede or prevent access to another parking space. **The following actions are NOT PERMITTED and are not limited to parking on the grass and/or parking on the curbs.** No repair of vehicles, except for emergency repairs, shall be made within the property. Any vehicle that cannot operate on its own power for more than 12 hours is subject to removal.

NO OVERNIGHT PARKING OF THE FOLLOWING: Trailers, commercial vehicles, motor homes, any vehicle that bear commercial markings visible from the outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, nor any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pickup trucks that are used as personal transportation shall be permitted. Also prohibited are boats, motorcycles, water equipment, bicycles, sails, canoes or rafts stored on or attached to parked cars unless, nor any vehicles with raised or lowered suspension that emit excessive noise, fluids, or smoke. No non-operational, unlicensed vehicles, or those with expired license may be parked for repair or restoration.

These parking rules will ensure the safety and security of every resident and prevent any harm and/or damage to the property and the property of other residents. By following the parking rules, we can maintain the property aesthetically pleasing.

A violation of any of these regulations is subject to being towed at the expense of the vehicle owner. Property is patrolled by RiteWay Towing P,813-621-6965 F 813-621-6967 to enforce all of these policies. Initial _____

Speed Limit: PLEASE READ CAREFULLY

The speed limit while driving in Gornto Lake is **10 mph**. There are areas of the property where the curve of the road makes it difficult to anticipate what is ahead. **PLEASE RESPECT THE SPEED LIMIT FOR THE SAFETY OF CHILDREN; RESIDENTS and Visiting Guest.**

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Trash

All garbage and refuse should be contained in tightly tied plastic bags. All boxes and cartons should be flattened by cutting the corners & folding them (or by thoroughly crushing) to be placed in the trash container. Refuse and garbage shall be deposited in the trash container provided for said collection. Violators will be fined.

At no time can a resident place trash outside of the front door. Doing so will result in a fine issued by the board. Initial _____

Pets

Any resident may keep a maximum of two (2) pets (defined as **only** dogs, cats, fish, and small birds) **per unit**. Dogs and cats may not weigh more than 30 pounds at maturity. **Commonly considered aggressive breeds are prohibited to reside and/or visit this community. This includes but is not limited to the following list of breeds and mix of breeds (SEE ATTACHED PET ADDENDUM).**

Animals must be current with all vaccinations and proof of such must be provided to the Association office as well as a photo of each pet upon move in. All dogs and cats have to be leashed at all times when outside the home. It is the pet owner's responsibility to pick up and dispose of their pet's waste. If owner fails to do so, the Association has the right to take necessary action and enforce the matter.

The owner must obey any and all use and health regulations according to, but not limited to the ASPCA (American Society for the Prevention of Cruelty to Animals) concerning pets on the Property. No pet shall be permitted to behave in any fashion that could reasonably disturb the enjoyment of the property by other owners and their guests. Aggressiveness, viciousness, biting, or any behavior that causes injury or harm (includes emotional distress) to any person shall be grounds for the immediate removal of the pet from the property without the notice requirements below.

Pets are to be walked in the designated area only. Pets are not to be left on the patios unattended or caged. Pets are to remain inside the unit when unattended. The pet shall not make disturbing noises such as barking or crying that interferes with other residents' quiet enjoyment of the property. The pet shall not be permitted to damage any common or limited common area of the property. **Feeding of birds, squirrels, cats, or other small animals is not permitted. No food or garbage shall be left behind to feed any animal.**

If a resident's pet behaves in a fashion which violates the rules and regulations, the Board is permitted to exercise the following remedies:

- a) On the first offense: Property Manager/Association will send written notice to the resident via registered mail asking that the behavior be changed. If a second behavioral problem occurs during any twelve-month period, the Board of Directors may vote to order the pet removed via a simple majority of the Board, which vote may be held at any regularly scheduled meeting.

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Fines

The Board reserves the right to issue fines accordingly if any of the rules and regulations is not followed by residents and /or owners. **Initials** _____

Gornto Lakes Homeowners' Association Inc.

Community Information

Schools

Lamb Elementary School
6274 S. 78th St.
Tampa, FL 33619
(813) 605-4950
<http://lamb.mysdhc.org/>

McLane Middle School
306 N. Knights Ave.
Brandon, FL 33510
(813) 744-8100
<http://mclane.mysdhc.org/>

Spoto High School
8538 Eagle Palm Dr.
Riverview, FL 33578
(813) 672-5405
<http://spoto.mysdhc.org/>

Utilities

HC Public Utilites (Water)
925 E. Twiggs St.
Tampa, FL 33602
(813) 272-5977
<https://www.hillsboroughcounty.org>

Tampa Electric (TECO)
820 S 78th St.
Tampa, FL 33619
(813) 223-0800
<https://www.tampaelectric.com/>

Waste Management
5605 Cummings Lake Dr.
Riverview, FL 33578
(321) 430-5360
<https://www.wm.com/us>

Frontier (Telecommunications)
1-855-833-9278

Spectrum (Telecommunications)
1-844-359-1713

Other Services Information

Brandon Regional Hospital
119 Oakfield Dr.
Brandon, FL 33511
(813) 681-5551
Open 24 Hours

Brandon Regional Library
619 Vonderburg Dr.
Brandon, FL 33511
(813) 273-3652

Post Office
772 W. Lumsden Rd.
Brandon, FL 33511
(813) 654-7671

Hillsborough County Sheriff's Office
520 N. Falkenburg Rd.
Tampa, FL 33619
(813) 247-8300
hcsotampa.fl.us

Animal Emergency Clinic of Brandon
693 W. Lumsden Rd.
Brandon, FL 33511
(813) 684-3013
www.animalerbrandonfl.com

Tampa Department of Motor Vehicles
3030 N. Falkenburg Rd.
Tampa, FL 33619
(813) 635-5200
flhsmv.gov

HC Fire Station #7
1310 E. Bloomingdale Ave.
Valrico, FL 33596

Clerk of the County Court
311 Pauls Dr. Suite 110
Brandon, FL 33511
(813) 276-8100

Clayton Park
862 S. Parsons Ave.
Brandon, FL 33511
(813) 744-5595

Tax Authority

Doug Belden
Hillsborough County Tax Collector
(813) 635-5200
<http://www.hillstax.org/>

Homeowner's Association (HOA)

J. Powell Enterprises
208 Lake Parsons Green, Office
Brandon, FL 33511
Phone: 813-409-3813 Fax: 813-409-2086 Email: janice@powellrealty.com

Driving Directions to the Community

From I-75, take exit 275 toward Brandon (East). Follow HWY 60 (Brandon Blvd.) East to the intersection at S Parsons Ave. Turn Right (South) onto S Parsons Ave. Then turn left at Lake Parsons Green/Vonderburg Dr.

PET RULES AND REGULATIONS

Pets up to 30 lbs., 2 pets per unit, restricted breeds apply.

The following breeds or mix of breeds **are prohibited to reside and/or visit in the community:**

- Akita
- Alaskan Malamute
- American Bulldog
- American Pit-Bull Terrier (or any Pit-Bull mix)
- American Staffordshire Terrier
- Cane Corso
- Chow Chow
- Dalmatian
- Doberman Pinscher
- German Shepherd
- Great Dane
- Perro de Presa Canario
- Rottweiler
- Shar Pei
- Shiba Inu
- Siberian Husky
- Staffordshire Bull Terrier
- Wolf Hybrids

Service animals are permitted with proper documentation.

Signature_____