

The TOWNS Homeowners Association, Inc.

NEWSLETTER

December, 2010

FINANCIAL UPDATE: For the calendar year as of November 30, 2010 income is \$ 3,349. over budget and expenses were \$ 64,862. under budget. Overall we are fiscally sound (better-off than many communities) and attribute this status to the due diligence exercised by our Board and management company. Throughout the year-to-date, we continue to experience an average of 35 owners who are over 90 days late in paying their Association dues. As previously reported to you via NEWSLETTERS, we follow Florida Statutes with respect to the legal actions we take to collect fees owed. We have allowed a few strict ‘payment plans’ for folks committed to ‘catching-up’ on delinquent dues and will initiate an assignment of rents to be paid directly to the Association (and not to the owner) if/when the situation dictates.

TOWNHOME HOMEOWNER’S INSURANCE:

PLEASE BE REMINDED...that if you have not yet sent in a copy of your ‘declarations cover-sheet’ to SunVast Properties for your homeowner’s insurance, to please do so as soon as possible.

Our Declarations of Covenants (Article V, Section 4) requires: “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: (a) Loss or damage by fire, flood (if necessary), hurricane, tornado, wind-storm, and other hazards covered by a standard extended coverage endorsement, and (b) 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 obtain such insurance and shall assess the Owner for the cost of same in accordance with Article VIII, Section 7 of this Declaration.” Our townhomes are NOT Condominiums and an HO-6 policy is neither appropriate nor acceptable. All purchasers shall obtain either an HO-1, HO-2, HO-3 or HO-5 policy for their unit. Additionally, all tenants are strongly encouraged to

purchase an HO-4 renter's insurance policy to cover personal contents within the unit. The Association does not insure any townhome unit. If not already done, send a copy of your Proof of Insurance summary or declaration sheet to:

SunVast Properties – 321 Interstate Blvd., - Sarasota, FL 34240.

MULCHING:

The HOA will be surveying mulching needs next month and will plan to complete that project by early February.

CABLE TELEVISION:

As reported in previous communications to you, over a period of many months during 2010, the Board attempted to negotiate a new cable TV bulk billing arrangement with Comcast. We were unable to achieve a contract that was fair and reasonable for the community. Consequently, beginning January 1, 2011 each owner must make his/her own individual arrangements for TV. Association dues for 2011 have been reduced as a result of this change. Also note that owners choosing satellite TV provider must heed the antenna placement restriction described below in this NEWSLETTER.

A HUGE 'THANK YOU' TO ALL RESIDENTS.....for your cooperation during the asphalt paving project.

I DIDN'T KNOW THAT.....WE CONTINUE TO HEAR residents tell others that they were not aware of certain restrictions, rules and regulations in our community. Following is a brief review and/or highlights of some of the more important restrictions and rules contained in: (A) our Declarations of Covenants, Conditions and Restrictions of the Towns at Lakeside (Florida Statutes require seller's to provide these documents to purchaser's), (B) Towns Rules and Regulations or (C) applicable City of North Port code regulations.

Our web site at: www.townsatlakesidehoa.com provides the up-to-date Declaration of Covenants with Amendments along with Towns Rules and Regulations. Please print them out, review them carefully, cooperate fully and be sure to provide them to any new Townhome buyer, per Florida Statute, or leasing tenant.

GARAGES (Source: Declarations, in part)

The primary use of all garages in the properties shall be for the storage of motor vehicles. All garages must be capable, at all times, of containing the number of motor vehicles for which it

was designed and motor vehicles shall be parked in the garages, except when in use by the Owner.

VEHICLE PARKING (Sources: **Towns Rules, City of North Port**)

(Towns Rules) Townhome owners or their tenants are provided with at least **two** parking places for motor vehicles – one vehicle must be parked in the garage, a second may be parked on the driveway. A few townhome driveways can accommodate additional vehicles (without illegally being parked across the sidewalk). It is illegal for anyone to trespass and park their vehicle on another owner’s property. Further, there is no entitlement for an owner or tenant to use a visitor vehicle parking pad except AFTER their garage contains a vehicle and the driveway contains all of the vehicles that it can legally accommodate.

REVISION TO AUTHORIZED VEHICLES, STORAGE & PARKING POLICIES- FEBRUARY 26, 2009. Adopted by the Board of Directors on December 30, 2010

(City of North Port) Prohibits vehicular parking on city streets, over a sidewalk or straddling a curb (i.e., two wheels on street and two wheels on lawn, berm or sidewalk).

TRASH CONTAINERS (Sources: **Towns Rules**)

Garbage, trash and recycle material containers are to be kept in garages at all times except between the evening before the City pick-up when the waste containers can be taken to the designated street curb. After the waste is collected by the City of North Port, the containers are to be returned to the garage by the same evening of the City’s collection.

ANIMALS (Source: **Declarations**)

(Partial Listing) Certain pets may be kept on property only if they do not cause a disturbance or nuisance. Owners are required to keep dogs and cats on a leash at all times (unless kept in an enclosed area) and are to immediately remove all forms of waste from the properties. Pets cannot create excessive noise, emit noxious odors or create unsafe or unhealthy living conditions. Breeding of pets is prohibited and no more than a total of two animals (dogs, cats or birds) may be kept.

SIGNS (Source: **Towns Rules**)

ONLY commercially made ‘For Sale/Lease’ and appropriate ‘legal notice’ signs (as may be required by legal proceeding) are allowed, under architectural control ‘location’ specifications, to be displayed to the public view. Such signs must be less than 15” X 15” and be affixed to the **inside** of the front door window.

PROOF OF HOMEOWNER'S INSURANCE (Source: Declarations)

Owners shall furnish proof of their homeowner's insurance to the Association at the time of purchase of a Lot and shall furnish proof of the renewal of such insurance on each anniversary date thereof. (Copies of the insurance certificate/declaration are to be sent timely to the management company.)

NOTIFICATION OF TENANT LEASE: (Source: Declarations)

Any owner desiring to enter into a lease of his townhome shall provide a copy of the Tenant Profile form and the completed lease to the Association. The Association has the right to approve the lease which must contain at least four (4) specific conditions, per the Declarations. (The completed Tenant Profile form is to be promptly sent to the management company).

MAINTENANCE RESPONSIBILITIES OF OWNERS: (Source: Declarations (partial listing))

Owner shall provide exterior maintenance as follows: repair and/or replacement of glass surfaces, exterior doors, windows and vents, gutters, cracks in cement texture surfaces, peeling exterior paint, cleaning of walks or driveways including removing stains on paved areas.

ARCHITECTURAL CONTROL (Sources: Declarations)

The **ONLY** exterior building modifications approved by your HOA are: (1) roof gutters, (2) retractable front screen doors and, (3) dish-type television antennas **ONLY** if installed on the back of the Townhome. Be sure to see the Declarations for the specific criteria for each and apply to your Homeowner's Association for approval before any installations. No other types of fixtures, stucco painting, signs, enclosures, attachments and the like to Townhome exteriors are authorized.

COMMERCIAL VEHICLE (Source: Declarations)

A commercial vehicle is a sports utility vehicle, truck, motor home, bus or van of greater than three-quarter (3/4) ton capacity which may have a sign displayed on any part thereof advertising any kind of business or within which any commercial materials and/or tools are visible. Commercial vehicles shall not be parked or stored within the property unless parked/stored in a garage.