

The Townes Homeowners Association, Inc.

NEWSLETTER

SPECIAL EDITION

- The Board has passed a change to the Gutters section of the “Architectural Exterior Color Schemes & Other Criteria” found on the HOA website. Second story gutters have been installed in the past without obtaining a “Request for Architectural Approval” (ARC Application) in direct violation of the criteria at the time.
 - Owners who have installed gutters without submitting a “Request for Architectural Approval” (ARC) application are in violation and are urged to comply immediately in order to avoid fines. The “ARC Application” can be found on the HOA website under “Architectural Controls and Forms”.
 - Owners of existing gutters that do not meet the new criteria will be grandfathered. These grandfathered units are listed in the criteria.
 - Effective 08/26/2013, the following criteria will need to be met when submitting a request for gutter installation:

Gutters are permitted on first and second stories per the following guidelines:

All gutters shall be "K" style, white aluminum, industry designation size "7K" which is 6" diameter.

All downspouts shall be 3" X 4" square, corrugated white aluminum. Representative photographs are available on the community website at <http://www.townsatlakesidehoa.com>.

First Story Roof Front: Inside units (those that share a entryway) shall both install one continuous

gutter. (e.g., the entire U-shaped entry must be guttered). Gutters may optionally also be installed over the garage. Individual unit gutters will be approved for END UNITS ONLY. A downspout on each unit shall empty onto the driveway.

First Story Roof Rear: Gutters shall be installed over the entire unit lanai roof line, up to the adjoining unit boundaries. A single downspout shall empty to the ground level.

Second Story Front: Inside units shall both install one continuous gutter on the entire horizontal roof line between units. A single downspout, located on either unit, shall empty to the first floor roof. Gutters are not allowed on any other second story horizontal roof lines.

End units shall install gutters on one or both entire front horizontal roof lines. Gutters are not allowed on building end horizontal roof lines.

Second Story Rear: Gutters shall be installed on the entire horizontal roof line between units.

A single downspout shall empty onto the unit's lanai roof.

Existing gutters at the following addresses that may not meet the criteria effective 08/26/2013 are grandfathered:

- ***2270 Mulberry: second story front and rear***
- ***2272 Mulberry: second story front and rear***
- ***1066 Jonah: second story front and rear***
- ***1068 Jonah: second story front and rear***
- ***1059 Jonah: second story front***
- ***1059 Jonah: second story rear***
- ***1061 Jonah: second story front***
- ***1128 Jonah: second story front and rear***
- ***1280 Jonah: second story front***
- ***Board Member Vacancy:***

The Board has been notified by member Francine Pomponi that she will be submitting her resignation effective 10/4/13 due to the sale of her unit. We all wish to thank her for her years of dedicated service to the HOA. As is allowed by the Declarations, the Board may appoint a homeowner to serve the balance of her term (03/14). All interested persons should submit a information statement detailing their personal background via e-mail to the president, Ron Perry, at rptownes@gmail.com or via USPS to James Ro at SunVast Property Management Services, Inc, 321 Interstate Blvd., Sarasota, Fl, 34240 no later than 09/30/13.

- **On Street Parking:**

Parking of owner's/tenant's vehicles is not allowed anywhere in the Townes other than their own personal driveway. Guests are permitted to use the visitor parking lots. Parking on the grass or in the street is in direct violation of Townes restrictions and the City of North Port Ordinances. Please consider your fellow neighbors, the damage to lawns and irrigation equipment and avoid the costly ticket that will be on your windshield!

- **Picking Up After Your Pet:**

Picking up after your dog is not only the courteous and expected thing to do, it is a requirement of living in the Townes as outlined in the Restrictions. Please consider your fellow neighbors that both abide by these rules and those that do not have dogs. If complaints about dog feces continue, the Board will have no choice but to place more restrictive rules on where owners may walk dogs.

- **Violations/Appeals:**

You may recall that the July Newsletter requested volunteers to serve on a owners committee to review violation appeals. We are still looking for additional homeowners to serve on this committee. Being a full time resident is not a prerequisite. Interested parties please contact the SunVast property manager,

Mr. James Ro, either thru USPS at SunVast Property Management Services, Inc, 321 Interstate Blvd, Sarasota, FL, 34240, e-mail at rojames@sunvast.net or phone at 941-378-0260.