

Tall Pines Welcome Letter

Tall Pines welcomes you to our community. This letter will inform you of our community amenities and rules and why we feel it's such a wonderful place to live. We have a community that holds events of all kinds in our clubhouse. We have a monthly newsletter called the Hi Lites that will be delivered to every home and can also be found online at www.tallpinesnpr.com. This newsletter will list all association news, functions and meetings. Tall Pines Master association, as well as your sub community, has monthly HOA meetings. You are encouraged to attend these meetings to be up to date on what is happening in your community, as well as voice any concerns or opinions at the end of the meeting. You can find the dates for these meetings in the Hi Lites and signs will be posted at neighborhood entrances.

We have a large, beautiful clubhouse that is constantly being updated and modernized. We have a full modern updated kitchen to host our parties. The clubhouse is available to rent for a modest cost to all owners. For clubhouse rentals or keys please contact the clubhouse manager Patrycja Zajac phone- 773-827-6849. If you have not received a key from the previous owner, you can get one from the Patrycja, the cost is \$20.

The Links at River Ridge Clubhouse and Golf Course is closed indefinitely. It has been sold and we have no information as to when it will reopen. The pool is only open to the Seal Swim School currently. Renovations are in progress and if the business opens, we will update the community.

We have a phone directory that is updated every few years with all the owner's addresses. It also lists local emergency phone numbers. You should have received a copy of the Tall Pines Deed Restrictions, as well as a copy of the phone directory, from the previous owner. If you did not get a copy of the deed restrictions, you can view them on our website <https://www.tallpinesnpr.com>.

We have an additional way of alerting you to important news concerning our neighborhood. We call it an email blast and the way to get on the list to receive these emails is to fill out the owner profile form found on the website. This will keep you up to date with all the news and events.

PETS: Dogs must be on a leash at all times, and you must pick up after your dog, so have your pooper scooper with you. Please refer to your property manager or president of your community as pets are not allowed in some of our sub communities. Cats are not permitted to run loose -- if they do, they will be considered strays and will be dealt with accordingly.

PARKING: Commercial vehicles are not permitted to park in driveways unless work is being done on the premises. Parking is only allowed on a paved driveway on your property which means no lawn parking. If you are having overnight company or guests staying at your home and they need a place to park -- please call any Tall Pines board member for a permit that will allow them to park at our

clubhouse for a maximum of one week. Overnight parking is strictly prohibited and will be enforced. **Overnight hours are considered 12am-6am.** Violators will be towed at the owner's expense immediately upon observation of a violation.

ARCHITECTURAL COMMITTEE: Each subdivision has its own architectural committee that oversees any exterior changes to include but not limited to roofs, painting of homes and or driveways, extensions, new roofs, changes to flower beds and taking down trees. The architectural committee must be contacted before any of the above work is started and a form must be filled out for approval. You can find the form on our website or contact the architectural representative for your neighborhood. Submit the form to your ARC for approval. Check the last page of this letter where each association is listed for the architectural committee members' contact information. It is the owner's responsibility to keep their residence in good repair, we have property managers doing periodic walk-throughs to ensure these rules are being adhered to. Athletic or gym equipment of any kind is not permitted on any lot. We also do not allow sheds/storage buildings or fences. Garage or moving sales are only allowed in the confines of your garage or home. No items are permitted to be on your lawn or driveway.

GARBAGE PICK UP: Our garbage collection company is Waste Connections, and the pick-up days are Monday and Thursday. Recyclables are picked up on Wednesday. You can put your recyclables out in any container, no plastic bags are allowed. If you need a special pick-up for bulk items, the phone number to call is 727- 847-9100. Keep your trash cans/recycling containers out of sight until collection day. You can put the cans out in the evening the day before pick-up and get them back in as soon as possible. For any questions or issues please contact your property manager.

LANDSCAPING MAINTENANCE AND IRRIGATION: Each sub community has its own landscaping contractors that handle mowing-edging-weeding-detailing and fertilization. If you have any questions or problems with your property, contact your property manager. Our entire Tall Pines irrigation system is handled by RAIN RIGHT Irrigation. If you are having any issues with your irrigation, you may fill out the contact form on the website OR send an email to both TPCAPresident@tampabay.rr.com and AndrewG@AmeritechMail.com. All properties are watered by our community's 13 wells. If you are making any modifications to your property (widening driveway, putting in a patio, etc.) you may need irrigation sprinklers moved or capped off. This will be an out-of-pocket expense for the homeowner. The contract that Tall Pines has with Rain Right is for maintenance only. You may engage Rain Right or another licensed contractor. You must submit an architectural form to your Architectural Committee prior to this work for approval.

This is not intended to be a complete or concise list of our rules, please refer to www.tallpinesnpr.com for your community's complete list. We have a beautiful and safe community and it's up to all of us to keep it that way--we hope you join us in this effort. You may still have many questions and here are the people that can provide answers for you:

TALL PINES		
President	Dawn Horvath	630-373-6363
Property Manager	Ameritech Community Management	727-726-8000
HUNT RIDGE		
President	Nick Vavoulis	727-234-3743
Management Company	Ameritech Community Management	727-726-8000
Architectural Committee	Peg Krobatsch	727-845-0950
	Marty Giles	727-842-6530
	Ann McQuade	917-306-2079
RUXTON VILLAGE		
President	Dawn Horvath	630-373-6363
Management Company	Parklane Real Estate Services	727-232-1173
Architectural Committee	Maureen Johnson	727-848-3549
RUXTON II		
President	Donna Hoey	631-332-9814
Management Company	Ameritech Community Management	727-726-8000
Architectural Committee	Donna Hoey	631-332-9814
	Beverly Dierking	727-844-0971
VALLEYWOOD		
President	Jill Bell	518-725-6407
Management Company	Parklane Real Estate Services	727-232-1173
Architectural Committee	Jerry Jaskierny	727-807-3513
	Jill Bell	518-725-6407
SPRING LAKE		
President	Mary Hadnott	727-236-6639
Management Company	Parklane Real Estate Services	727-232-1173
Architectural Committee	Mary Hadnott	727-236-6639