

Tall Pines Community Association Rules and Regulations

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Overview

Tall Pines is a deed restricted community. As such, all owners, tenants, lessees, and guests are subject to the Rules and Regulations that govern Association life. This list of general rules and regulations was prepared to assist all owners, tenants, lessees, and guests in understanding what the rules and regulations are to facilitate compliance.

By no means shall these general rules and regulations be considered a complete list of any and all rules and regulations which govern life within our community. The complete list can only be determined from the Association's Declaration of Covenants, Conditions and Restrictions.

It should be noted that Tall Pines Community Association is the Master Association. Within TPCA, there are five subcommunities, and each has its own set of rules. Owners should consult with their subcommunity HOA to learn the rules. Those subcommunities are: Hunt Ridge, Valley Wood, Ruxton Village, Ruxton II and Spring Lake.

General Rules

- Every Owner of a Lot, Unit or Parcel, which is subject to assessment, shall be a member of the Association.
- Owners are entitled to one (1) vote per lot owned.
- Each Owner must keep in full force and effect at all times a full replacement value insurance policy insuring his lot, unit, or parcel and living unit.
- No trade, business, profession, or other type of commercial activity shall be conducted on any lot or dwelling.

Pets

- All animals shall always be kept on a leash. This is a Pasco County ordinance. Owners walking dogs shall carry a bag to carry off droppings.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that cat, dogs and other household pets may be kept. **Note that some subcommunity HOAs have additional pet restrictions.*

Vehicle Operation and Parking

- See "Tall Pines Parking Rules and Enforcement" Policy Document on TPCA Website under documents for information on parking rules. The website address is: <https://tallpinesnpr.com>

Architectural and Landscaping Rules

- No exterior changes or modifications shall be made to any residential dwelling or lot, until the plans have been submitted to and approved in writing by the Board of Directors of the individual's homeowner's association , or by an architectural committee composed of three (3) or more representatives appointed by the Board: this includes fences, walls, structures, and changes in color of the building or roof.
- Each lot, unit or parcel owner shall maintain in good condition and repair all improvements constructed upon his lot.
- Each Association, lot, unit, or parcel owner shall maintain the landscaping, to include the lawn area of their individual units to present a neat and orderly appearance.
- All lots, units or parcels must have grassed lawns. No gravel or similar type lawns are permitted.
- No owner may maintain, treat, landscape, or sod any part of the Common Area without the prior written consent of the Tall Pines Community Association Board of Directors.
- No tent, shack, barn, utility shed or other building, other than the dwelling and its required garage, shall, at any time, be erected on any lot, unit, or parcel.
- No lot shall be used for the storage of rubbish.
- Garbage cans shall not be kept in public view.
- Garbage cans may be put out after 5PM the day before trash pick-up, and shall be put away as soon after garbage pick-up as possible.
- No athletic equipment shall be kept on any lot. These items shall be confined to the interior of the house on said lot or in the garage out of sight of the public view.
- No sign of any kind shall be displayed in or on the Common Area without the consent of the Association.
- No sign of any kind may be displayed on any lot, with the exception of a maximum of one (1) "For Sale" or "For Rent" sign not exceeding 36" X 24" in size.

Clubhouse Rules

- See "Tall Pines Clubhouse Usage SOP" on TPCA Website under documents at <https://tallpinesnpr.com>.
- Clubhouse rental information can also be found on the website in the same section within a document titled "Clubhouse Pricing and Definitions".

Renters and Lessee Rules

- All renters and/or lessees are subject to the Rules and Regulations as set forth within this document, and to any other rules and regulations, which may be passed by the Tall Pines Board of Directors.
- Any Owner who rents or leases his lot, unit, or parcel shall furnish his renter or lessee a copy of the Association Rules and Regulations, and shall obtain from said renter or lessee a signed and dated statement attesting to the fact that the renter/lessee has been provided with a copy of the Association Rules and Regulations, has read, understands, and agrees to abide by all Association Rules and Regulations. Said statement to be forwarded to the Tall Pines Community Association property management company, and will be kept on file during the term of rental or lease.