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 news letter called the Hi Lites that will be delivered to every home and can also be found online at tallpinesnpr.com. This news letter 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 meeting 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 get 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-777-827-6849. If you have not received a key from the previous owner you can get one from the manager, the cost is $20. The Links at River Ridge Clubhouse 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 at this time. 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 see 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. 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: On street parking is prohibited overnight. 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 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 limited time. Cars parked on our streets overnight will receive a warning letter from the property manager and subsequent incidents will result in your car being towed to impound. No boats, trailers, mobile home parking or car repairs are permitted. This rule is strictly enforced.

Architectural Committee: Each sub division has it's 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 get the form to fill out from our website or contact the architectural representative for your neighborhood. Check the last page of this letter where each association is listed for the architectural committee members contact information. It is the owners responsibility to keep their residence in good repair, we have property managers doing periodic walk throughs to insure 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 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 the 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.

Landscape Maintenance: 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 ALOTT--to have your system checked out or to report any issues please call Ameri-Tech @ 727-726-8000. All properties are watered by our community wells.

This is not intended to be a complete or concise list of our rules, please refer to tallpinesnpr.com for you communities 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

Ameri-Tech Community Management 727-726-8000

HUNT RIDGE- President--Nick Vavoulis----------727-234-3743

Amer-Tech 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

Parklane Real Estate Services - 727-232-1173

Architectural Committee - Maureen Johnson - 727-534-9136

RUXTON 2- President-- Donna Hoey - 631-332-9814

Ameri-Tech - 727-726-8000

Architectural Committee - Donna Hoey - 631-332-9814

Beverly Dierking - 727-844-0971

VALLEY WOOD- President--Jill Bell---518-725-6407

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

Parklane Real Estate Services - 727-232-1173

Architectural Committee - Mary Hadnott------727-236-6639