

TO: MEMBERSHIP
FROM: MARGARET SIMON, TREASURER (AGENT) FOR
LSGSHOA
SUBJECT: THE LAKE ST. GEORGE SOUTH HOMEOWNERS
ASSOCIATION, INC.
DBA THE COURTS OF LAKE ST. GEORGE
DATE: FRIDAY, FEBRUARY 17, 2017 AT 7:00 PM

As you are aware, we have been attempting for the past several months to gain enough votes to approve needed amendments to the Declaration of Covenants. The Declaration requires that 75% of all homeowners in The Lake St. George South Homeowners Association, Inc. DBA as The Courts of Lake St. George approve of any amendment to the deed restrictions. It appears we fell several votes shy of the needed majority.

We attempted to amend the Declaration to modify the types of storage sheds that will be permitted in the subdivision. We attempted to amend the Declaration to modify types of tents that will be permitted in the subdivision. We also attempted to amend the Declaration to describe the appearance of fences that will be permitted in the subdivision. We attempted to change the deed restriction addressing trucks and commercial vehicles in the subdivision.

We tried to amend the Declaration to address trash cans and recycle bins being placed on the street on collection days only. We would like to specifically prohibit parking on lawns.

None of the proposed amendments to the deed restrictions have been approved by the membership. As a result the deed restrictions remain the way they have been since The Lake St. George South Homeowners Association, Inc. DBA The Courts of Lake St. George was developed.

The Association will look into alternative ways to enforce the restrictions and to adopt a policy that will prevent continued violation of any of the deed restrictions that currently exist in the subdivision.

ARTICLE VIII
RESTRICTIONS

Section 1. No curb, drainage structure, water line, sewer line, or portion of any street shall be removed or altered for any purpose without the consent of the local authority having jurisdiction thereof.

Section 2. Trailers, tents, shacks, barns or other temporary buildings of any design whatsoever are expressly prohibited within the properties and no temporary residence shall be permitted in unfinished residential buildings. This shall not prevent temporary buildings used by the contractors of the undersigned or its agents and employees in construction work, which shall be removed from the premises on the completion of the dwelling.

Section 3. No noxious or offensive activity shall be carried on upon any Lot, Unit or Common Area, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

Section 4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or in any improvement thereon, except for dogs and/or domestic cats, and then not more than three (3) dogs and/or cats.

Section 5. Fencing will be permitted but such fencing shall be no higher than six (6) feet and not to extend beyond the front corner of the house and must otherwise comply with specifications of Pinellas County for residential purposes.

Section 6. No sign of any kind shall be displayed to the public view on any Lot except one sign, of not more than five (5) square feet, advertising the property for sale or rent. Such signs as are allowed must be maintained in good condition at all times and be removed upon the termination of their use.

Section 7. No trailers, trucks or commercial vehicles, other than those present on business, may be parked on any Lot. No boats may be parked in the front or on the side of any Unit.

Section 8. No clothes lines shall be installed so as to be visible from the street in front of a Unit.

Section 9. No structure shall be erected, placed or permitted, and no alterations shall be permitted on the Properties which shall be any way hinder the surface or subsurface drainage of the Properties.

ARTICLE VIII
GENERAL PROVISIONS

Section 3. The covenants and restrictions of this or any Supplemental Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by Supplemental Declaration or by an instrument signed by not less than ninety percent (90%) of the Unit Owners, and thereafter by Supplemental Declaration or by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.