

The Lake St. George South Homeowners Association, Inc. DBA The Courts of Lake St. George
PO Box 1686, Oldsmar, FL 34677
Website: lsgshoa.com
May 1, 2022

To: Homeowner, Landlord, all Residents and Tenants:

Subject: Enforcement for Violations

The Association consists of members/owners who are your neighbors that volunteer their time to serve as Board Directors. Due to the numerous complaints and violations, and the Board's obligation, to enforce the Deed Restrictions, Rules, Architectural Guidelines, the Board is asking for everyone's cooperation and help by sending the property address and picture of the complaint to board@lsgshoa.com.

Below list of frequent violations:

- Mowing of lawns, edging along the sidewalk and street including the area between your fence and sidewalk and the grassy strip between the sidewalk and street; this is the property owner's responsibility and not Pinellas County or the Homeowners Association.
- Duplexes/villas must match paint, trim and roof color, and submit architectural form before changes made.
- Architectural review submittal must be received for any exterior change to unit or land (**before work begins**).
- No commercial vehicles - which include any signage on vehicle, window, vehicle wrap, ladder racks and/or ladders on vehicle, step vans, large trucks with bed rails or dump bed, tow trucks, taxi cabs, large box trucks, dump trucks, tractor trailers, (Declaration Article VIII, Section 7, and Rule 20),
- No boats, trailers, jet skis (Note: boats and jet skis with trailers are two (2) violations),
- No parking on the lawn or sidewalk, (build a parking pad on your property next to your driveway or unit), the owner of property where the vehicle is parked will receive the violation, if someone is parking on your property call the appropriate authority, the association board does not govern parking issues, except when violating governing documents, such as boats, trailers, etc.).
- No rubbish cans, debris, furniture at curbside or in public view for longer than 24-hours.
- Fence Repair -broken/loose panels, sections missing, the entire fence must be the same color, if painted.

Note: If furniture/debris is placed on roadside, it is not the Board's responsibility to have debris/furniture removed; contact Pinellas County Code Enforcement. Parking on any grassy area in the community, whether a No Parking sign is posted or not, the owner of that lot will receive the violation.

All association governing documents can be found on website: lsgshoa.com. Link Documents.

There are homeowners who voluntarily maintain their homes, and comply with architectural review, restrictions, and rules. The Board wishes to extend a thank you, recognition and appreciation to those homeowners.

The Board would much rather have voluntary compliance than go through the time, effort and cost of enforcement and imposing, monitoring and collecting fines. Do your part to protect your asset and property values. Since the homeowner is ultimately responsible for the conduct and behavior of tenants, guests and invitees, it is the homeowner who, if applicable, will be charged with fines.

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