

**THE LAKE ST. GEORGE SOUTH HOA, INC.  
DBA THE COURTS OF LAKE ST. GEORGE**



**MAY 2015 NEWSLETTER**

**Important Message from the Board of Directors**

**Mailbox Postal Stand Replacement**

**The Association will be replacing mailbox postal stands within the entire community beginning Monday, May 18, 2015. Please contact the Board of Directors if you have a question or comment about the project.**

ooo

**Common Areas**

The Association purchased two (2) Pet Waste Stations which includes disposal bags for pet waste. One (1) waste station is located inside the fenced grassy field which is west of Wynford Drive aka CR 90 near the Association Bulletin Board. For those of you not familiar with the area - Wynford Drive aka CR 90 is south of Cheltenham Drive traveling toward Curlew Road. The other waste station is located south of the sidewalk on Langstaff Drive in the grassy field traveling east on Langstaff Drive towards Lake St. George Drive.

ooo

**Community Sidewalk Repair**

The Board has contacted Pinellas County about repairing damaged sidewalks in our neighborhood.

ooo

**Financial**

The Association has collected 99.2% of dues owed for Year 2015.

ooo

Thank you to President David Baier, Vice President Duane Jennings, Director Lou Voltaggio and Secretary John Jaufmann for volunteering their time, energy and dedication in making The Courts of Lake St. George a great place to live.

ooo

*Start where you are. Use what you have.  
Do what you can.*

- Arthur Ashe

**QUOTE**

**The Board of Directors**

David Baier, President

Email: preslsgshoa@yahoo.com

ooo

Duane Jennings, Vice President

Email: vicepreslsgshoa@yahoo.com

ooo

Lou Voltaggio, Director

Email: directorlsgshoa@yahoo.com

ooo

John Jaufmann, Secretary

Email: secretarylsgshoa1hoa@yahoo.com

ooo

Margaret Simon, Treasurer

Email: treaslsgshoa@yahoo.com

ooo

**Architectural Committee**

David Baier

Lou Voltaggio

Duane Jennings

**The Association Mailing Address**

The Lake St. George South

HOA, Inc.

P.O. Box 1686

Oldsmar, FL 34677

**The Association Web Site**

[lsgshoa.com](http://lsgshoa.com)



**THE LAKE ST. GEORGE SOUTH HOA, INC.  
DBA THE COURTS OF LAKE ST. GEORGE**



**MAY 2015 NEWSLETTER**

**Exterior Changes please submit Architectural Approval Document.**

**ARTICLE V  
ARCHITECTURAL CONTROL**

No building, wall or other structure or improvement of any nature shall be commenced, erected, placed or maintained upon the Properties, nor shall any exterior addition to, change of, or alteration in the Properties and the improvements located thereon be made, until the plans and specifications, showing the nature, kind, shape, height, materials, and location of the same, shall have been submitted to and approved in writing, as to harmony of external design and location in relation to surrounding structures and topography, by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

**Architectural Review Committee Submittal**

Architectural Submittal Form: [http://www.lsgshoa.com/lsgs\\_architectural.pdf](http://www.lsgshoa.com/lsgs_architectural.pdf)

Paint Scheme Chart: [http://www.lsgshoa.com/lsgs\\_paint\\_chart\\_LSGSHOA.pdf](http://www.lsgshoa.com/lsgs_paint_chart_LSGSHOA.pdf)

**Submit the Architectural approval form by email or mail to**

**The Lake St. George South HOA, PO Box 1686, Oldsmar, FL 34677.**

ooo

The Association Exhibit "D" written in the Declaration lists homes that must comply with the last sentence of Article VI, Section 3.

...The Owners of those Units listed in the schedule which is attached hereto as Exhibit "D" and by this reference made a part hereof,...shall maintain the exterior of their unit in accordance with the plan, design, and color scheme of said Units at the time the Unit is first conveyed by the Declarant to the Unit's first Owner.

According to the language of the provision, the owners of the Units listed in Exhibit "D" are to maintain their unit in conformance with the way it was when the first owner bought the unit from the Developer. It has been the practice of the Association to allow the single-family homeowner to paint the dwelling whatever color the owner desires, which is perfectly acceptable. However, the owner must submit an **Architectural Review Committee Submittal**.

The determination will be made to "draw a line in the sand" when the homeowners' of attached units (villa) cannot agree on a matching color. The owners would then be notified and the terms of the Declaration would control and owners would be required to paint the homes the proper color. The Association will require approval for all exterior colors and that the colors shall be in accordance with the color palate authorized by the Association. **The owner must submit an Architectural Review Committee Submittal and would then be notified of the decision.**

**The Board of Directors**

David Baier, President

Email: [preslsgshoa@yahoo.com](mailto:preslsgshoa@yahoo.com)

ooo

Duane Jennings, Vice President

Email: [vicepreslsgshoa@yahoo.com](mailto:vicepreslsgshoa@yahoo.com)

ooo

Lou Voltaggio, Director

Email: [directorlsgshoa@yahoo.com](mailto:directorlsgshoa@yahoo.com)

ooo

John Jaufmann, Secretary

Email: [secretarylsgshoa1hoa@yahoo.com](mailto:secretarylsgshoa1hoa@yahoo.com)

ooo

Margaret Simon, Treasurer

Email: [treaslsgshoa@yahoo.com](mailto:treaslsgshoa@yahoo.com)

ooo

**Architectural Committee**

David Baier

Lou Voltaggio

Duane Jennings

**The Association Mailing Address**

The Lake St. George South

HOA, Inc.

P.O. Box 1686

Oldsmar, FL 34677

**The Association Web Site**

[lsgshoa.com](http://lsgshoa.com)



**THE LAKE ST. GEORGE SOUTH HOA, INC.  
DBA THE COURTS OF LAKE ST. GEORGE**



**MAY 2015 NEWSLETTER**

**Notice of Violation Process**

The Association is a deed-restricted community and each homeowner has agreed to abide by these rules by purchasing a home. If your home is a rental property the owner must ask the tenant to abide by the rules.

1. How does the violation process work? A notice of violation is sent to the owner and tenant (if applicable).
2. I received a violation notice, and I immediately corrected the problem. Am I supposed to receive a letter confirming that the violation has been corrected? No.
3. How do I know what the rules are? If the previous owner, landlord, realtor or title company did not give me a copy? Go to web site Documents link Declaration of Covenants Conditions and Restrictions. Or send a written request to the Association mailing address.
4. Repeat violation and/or non-compliance will result in a letter from the HOA attorney.
5. The board will review deed restriction violations, if the violation is received in writing via email or US postal service. The board will not review anonymous violation complaints.

**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.

**The Board of Directors**

David Baier, President

Email: preslsgshoa@yahoo.com

ooo

Duane Jennings, Vice President

Email: vicepreslsgshoa@yahoo.com

ooo

Lou Voltaggio, Director

Email: directorlsgshoa@yahoo.com

ooo

John Jaufmann, Secretary

Email: secretarylsgshoa1hoa@yahoo.com

ooo

Margaret Simon, Treasurer

Email: treaslsgshoa@yahoo.com

ooo

**Architectural Committee**

David Baier

Lou Voltaggio

Duane Jennings

**The Association Mailing Address**

The Lake St. George South

HOA, Inc.

P.O. Box 1686

Oldsmar, FL 34677

**The Association Web Site**

lsgshoa.com



**THE LAKE ST. GEORGE SOUTH HOA, INC.  
DBA THE COURTS OF LAKE ST. GEORGE**



**MAY 2015 NEWSLETTER**

Our community is in unincorporated Pinellas County, therefore, County Code Enforcement will respond to complaints that our deed restrictions do not address. Some examples are listed below.

**File a Complaint** online or call (727) 464-4641

**Commercial Vehicles in Residential Areas(Prohibited-not allowed)**

**High Grass and Weeds - Lot Mowing**

All developed properties (vacant or occupied) must be maintained. Properties that are deemed to be "virgin" growth due to the nature of the vegetation, or if the lot has never been cleared, may be considered exempt. Property with grasses and weeds that grow to a height of 12 inches over the majority of the lot is a violation. If a violation is found, a placard is posted on the property and at the Courthouse. A Notice of Violation is sent to the owners of the property. The owners or party responsible for the lot will have twenty days to mow the property and remove all debris. If that is not done the County contractor will mow the property and remove any trash and debris on site. If the County mows the property, the owners are billed for the charges and incur a \$350.00 Administrative Fee. Failure to pay the invoice results in a lien being placed on the property for all the charges incurred.

**Trash & Debris:**

It is illegal to accumulate or allow to be accumulated any excess trash, debris, garbage, junk, or refuse on any property in the unincorporated county. Each of these categories describes different types of items, including everything from food waste to burned out cars. Basically you cannot accumulate or collect these materials in your yard, or allow others to dump on property you own.

**Noise Control**

Pinellas County uses a decibel-based noise control program that places maximum limits on noise allowed on a property. In residential areas between the hours of 7 am and 11 pm, a noise level of 72dBA (decibels) is allowed. After 11 pm, the allowable level is reduced to 55dBA. As an example, normal conversation between two people standing five feet apart would measure about 55dBA. Excessive noise from parties, people or vehicles is handled by law enforcement agencies. Normal maintenance and use of equipment such as lawn mowers, chainsaws, leaf blowers, and flushing boat motors are all customary to everyday life and are exempted when used legitimately.

**Minimum Housing Standards:**

The Housing Code applies to all structures. It sets minimum standards for dwellings and accessory structures, like sheds and pools. The Code addresses the structural and/or electrical safety of a residence as well as the things that may negatively impact neighborhood property values, such as badly peeling paint or houses in a general state of disrepair.

**The Board of Directors**

David Baier, President

Email: preslsgshoa@yahoo.com

ooo

Duane Jennings, Vice President

Email: vicepreslsgshoa@yahoo.com

ooo

Lou Voltaggio, Director

Email: directorlsgshoa@yahoo.com

ooo

John Jaufmann, Secretary

Email: secretarylsgshoa1hoa@yahoo.com

ooo

Margaret Simon, Treasurer

Email: treaslsgshoa@yahoo.com

ooo

**Architectural Committee**

David Baier

Lou Voltaggio

Duane Jennings

**The Association Mailing Address**

The Lake St. George South

HOA, Inc.

P.O. Box 1686

Oldsmar, FL 34677

**The Association Web Site**

lsgshoa.com

