

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

SPRING 2016 NEWSLETTER

Thank you to our President David Baier, Vice President Lou Voltaggio, Secretary John Jaufmann, and Director Jason Duran for volunteering their time, energy, and knowledge to help our community.

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If you purchased a home in this community you are a member of the Association and must pay HOA dues. The Association is required by Florida Statute Chapter 720 to have a roster of all members, mailing address, and Lot/Unit number. When you sell the property, the Buyer must sign an HOA Disclosure per Chapter 720.401. Governing documents are posted on website: lsgshoa.com. Send change of mailing address to treasurer.

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Goals and Accomplishments by the Board of Directors.

1. The Board has collected numerous delinquencies since March 2013, which, includes several owners that had not paid for more than ten-years (10-years). Currently, there are three (3) units are in lien from prior years. All of us Owners should be proud that the Association has collected ninety percent (90%) of 2016 HOA Dues .



2. The Treasurer represented the Homeowners Association at a Florida State Department of Revenue Hearing, providing proof the Association is a not-for-profit corporation, and is not required to pay money to the State of Florida Department of Revenue or IRS. The State Department agreed with the Treasurer.

3. The Board transferred \$3,207.80 from Operating Account to Reserve Account per 2016 Budget. Since year 2014 total money transferred to Reserves \$7,425.91.

4. 2015 Year-End Statements were mailed to homeowners February 13, 2016. Financial Statements are always available by sending a request to the treasurer, statements are mailed by USPS, and will not be sent by email or posted on web site. Notices for delinquent dues mailed. HOA dues were owed on or before January 1, 2016.

5. The Board provides an Estoppel Certificate, which, is a written document to list how much is owed to the HOA. The Estoppel Fee is deposited into Operating Account, without tax consequences. The Board has collected several thousands of dollars, which help offset operating expense. Review Declaration of Covenants, Conditions and Restrictions, Article IV (7), and Bylaws Article VII (d).

QUOTE

*Amongst the things you can give and still keep
are your word, a smile, and a grateful heart.*

~ Zig Ziglar



The Board of Directors

David Baier, President

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Lou Voltaggio, Vice President

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Margaret Simon, Treasurer

Email: treaslsgshoa@yahoo.com

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Architectural Committee

David Baier

Lou Voltaggio

Jason Duran

Margaret Simon

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HOA Mailing Address

The Lake St. George South

HOA, Inc.

P.O. Box 1686

Oldsmar, FL 34677

lsgshoa.com



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7. The Association paid for one (1) county Permit to remove one (1) dead Oak tree, and plant three (3) Crape Myrtle trees in field located south of Langstaff Drive. Cost for permit & trees \$500. The dead tree was cut down and removed by President David Baier.

8. Attached units must paint matching colors, if owners cannot agree on same color, then both owners will be notified, and the terms of the Declaration will control. The Board is working on a case-by-case basis.

9. HOA dues for Year 2016 were owed on or before January 1, 2016. Late notices have been sent. Read Declaration Article IV, Section 8. Make check payable to The Lake St. George South HOA, mail payment to P.O. Box 1686, Oldsmar, FL 34677. Should you have a question or want your Bill Pay Number to pay your dues to the Bank Online, email treasurer.

10. The Board requested that the County install a barricade on the north side of Cheltenham Drive in front of private fence at 3-way stop sign intersection at Wynford Drive. The County will not put a barricade at that intersection because not enough accidents were reported.

11. The Board believes in communication and transparency, use the website to read and/or print Declaration of Covenants, Conditions, and Restrictions, By-laws, Articles of Incorporation, Meeting Minutes, Meeting Notices, Newsletters, Architectural Review Submittal, and other information. The Newsletter is repetitive on some issues such as Restrictions, Attached-Unit Paint Color, County Code Enforcement, Pet Waste and Leash Law, because there are new Owners and Tenants/Residents that should be informed about HOA Deed Restrictions, and have access to submit an Architectural Review Application before exterior changes are made, which , include the roof, paint color, fences.



If waste station pet waste bags need replenished, email treasurer. Be mindful of your neighbors when taking your pet for a walk around the community. Pick up any waste and properly dispose of it so that your neighbors are not left to a smelly odor, rodent food, and is offensive and dangerous to public health, safety, and welfare. Not picking up waste, and not keeping your pet on a leash is disrespectful to your neighbor, and a violation of Pinellas County Ordinance and Chapter

14 Animal Services, Section 14-30.

Animal Services
12450 Ulmerton Road
Largo, FL 33774
Telephone: (727) 582-2600

Option 4 - Animal Concerns * Option 8 - Customer Service

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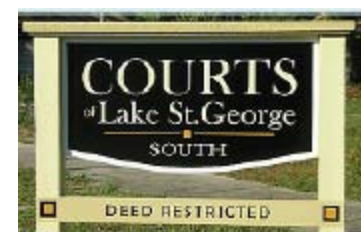
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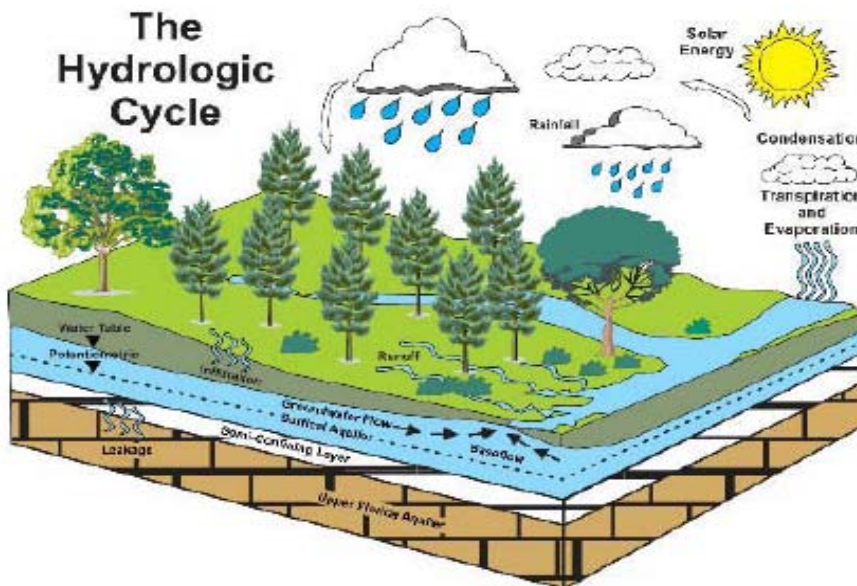
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Rainwater Runoff

Sometimes rainwater runoff occurs west of Lake St. George Drive, near Community ID sign. The source of freshwater in Pinellas County is rainfall in the county or in adjacent areas. Part of the rainfall collects in topographic depressions, such as lakes and swamps, or enters stream channels and flows into gulf and bay waters. Some rainfall infiltrates into the soil and surficial aquifer where it eventually returns to the surface as stream flow, is lost through evapotranspiration processes, or leaks into the deeper Florida Aquifer. Most rainfall is lost to evapotranspiration.



Topography and Drainage

The hilly uplands are dominated by the Pinellas Ridge that extends from Seminole northward to Palm Harbor. The ridge consists of gently rolling hills and closed drainage systems that contain small lakes and water filled sinkholes. Altitudes on the ridge range from about 40 to 100 feet above sea level. Numerous small creeks drain the eastern and western parts of the ridge.

Summary

The water table generally is a subdued reflection of land surface, ranging from near sea level along the coast to 80 feet above sea level along the Pinellas Ridge in the northern part of the county. The depth to water table is generally less than 5 feet below land surface, but ranges from at or near land surface along the coast and in the flat, poorly drained areas to more than 0 feet in topographically high well-drained areas. Seasonal fluctuations range from about 1 to 4 feet.

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During the months of August and September 2015, the treasurer wrote letters, made calls, met with Pinellas County and Duke Energy to have groundwater tested and find a solution to the problem. The tests were clear of chlorine or sewage, the source of water was from too much rain, and the ground was saturated. Duke Energy's electrical and energy towers are located on the land and it is their easement, therefore, the Association, County, or lot owner adjacent to groundwater runoff area cannot change the grade of land, or change direction of water runoff to a neighbor's property. See County Code Part III, Chapter 154, Article II Section 154-57 Drainage.

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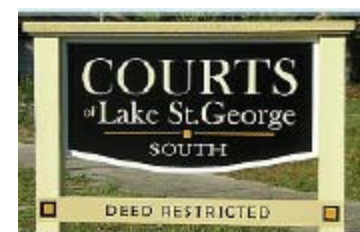
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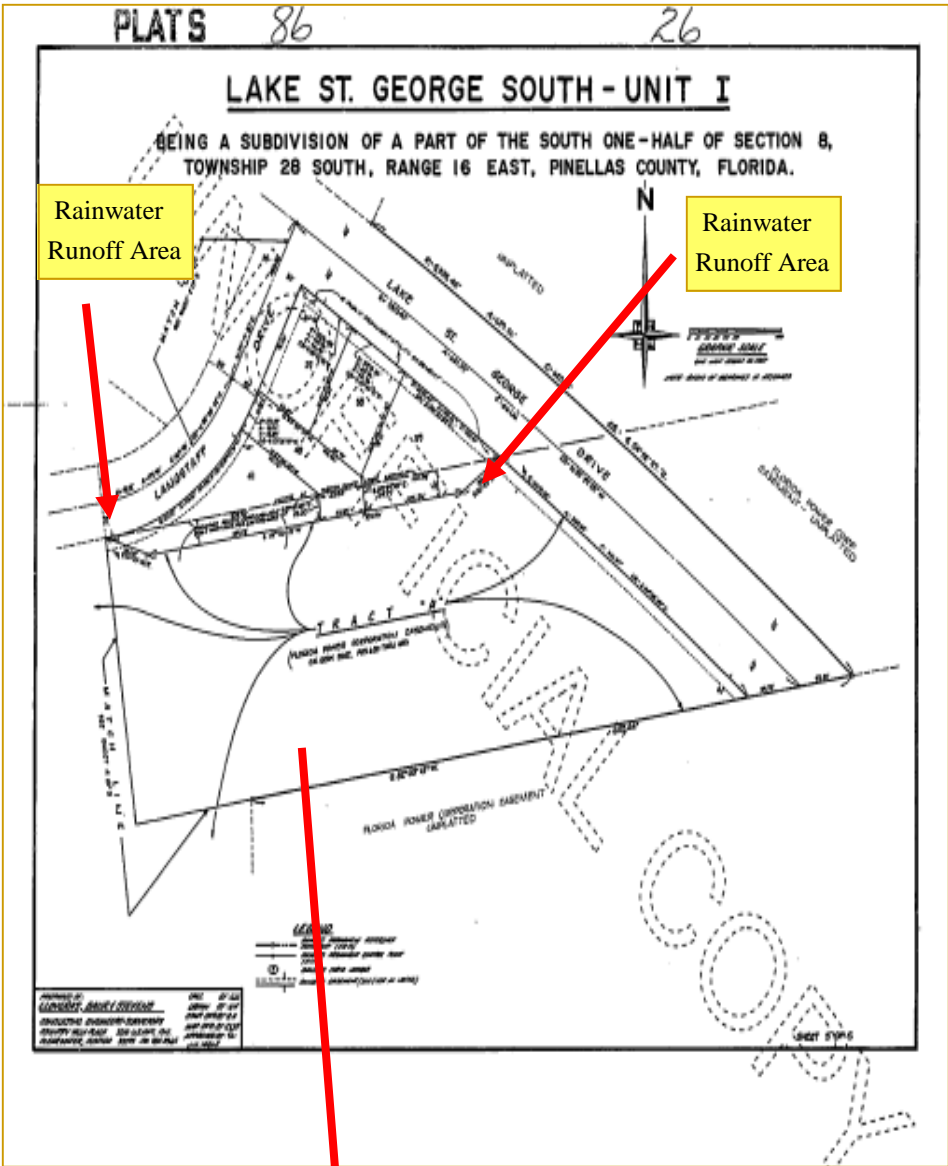




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Rainwater Runoff Areas
Florida Power/Duke Energy Easement
aka Common Area - Langstaff Field



Rainwater
Runoff Area

Rainwater
Runoff Area

TRACT A
(FLORIDA POWER CORPORATION EASEMENT)
OR COOK EDGE. PGS 600 THRU 605

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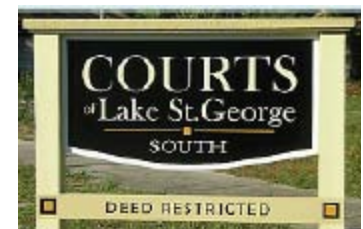
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**ARTICLE V
ARCHITECTURAL CONTROL**

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.

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Architectural Review Committee Submittal

Arch Submittal Form: http://www.lsgshoa.com/lsgs_architectural.pdf

Paint Scheme Chart: http://www.lsgshoa.com/lsgs_paint_chart_LSGSHOA.pdf

**Send Architectural Review Submittal by email or USPS mail to
LSGSHOA, PO Box 1686, Oldsmar, FL 34677**

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As indicated by the Association Exhibit "D" to the Declaration there are Units 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 which, is available on website.

The determination will be made when the owner of attached unit (duplex/villa) cannot agree on a matching color. The owners would 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 HOA.

The Board of Directors

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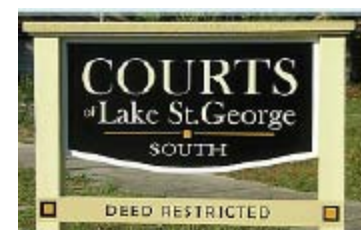
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PAINT • PAINT • PAINT • PAINT

Here we go again. Back by popular demand, the SunKote paint listing for each unit's required paint color. (SunKote has this same complete listing at the store.) Please let us know if you feel there are any discrepancies. There are 7 basic models/color combinations. Some units are currently painted with none of these combinations, but there is a method to identify what the original color was, and the correct color is listed. Some homes are painted in one of the color combos used by the builder, but not the original color for the unit. Milk Chocolate and Pilgram Red are the 2 most difficult to distinguish once faded. Those of you whose units are currently incorrect will need to correct the problem eventually. Keep in mind, units must be repainted in the builder's original scheme per our bylaws. SunKote is located at

SUNKOTE / DYCO PAINT STORE

3312 US HIGHWAY 19 NORTH

HOLIDAY, FL 34691

TELEPHONE: 727-845-3057 FAX: 727-845-3029

MODEL 1 UNITS

**PRIMARY = Marbletique
ACCENT = Curry :**

- All Arjay Court units
- All Peter Court units
- All Rae Court units
- All Sail Court units
- All Simcoe Court units
- 3740, 42 Canberra Court
- 3784 Carmichael Court
- 3717, 19 Cheltenham Drive
- 3735, 38, 41 Florida Court
- 2653 Finch Court
- 3782 Hailey Court
- 3746, 62 Lamar Court
- 2679, 81 Jensen Court
- 3636 Kathy Court
- 3761, 63 Lake Shore Drive
- 2748, 60 Langstaff Drive
- 3841, 48 Linmac Court
- 3745, 47, 48 Linmac Court
- 3617, 21, 26 Margery Court
- 2854, 65 Midland Court
- 2679, 81, 98, 98 Macklin Court
- 2687, 89, 78, 80, 87, 89 Megan Court
- 2680, 86 Peterborough Court
- 3761, 69 Shapland Court
- 3671, 73 Wynford Drive
- 2883, 64 Ullman Court

MODEL 2 HOMES

**PRIMARY = Silver Gray
ACCENT = Otter Brown**

- All Ashley Court homes
- All Rachel Court homes
- 3726 Albion Court
- 3736, 38 Canberra Court
- 3715, 15 Cheltenham Drive
- 3728 Lake St. George Drive
- 2683 Jensen Court
- 3631 Kathy Court
- 2685, 87, 80, 92 Macklin Court
- 2854, 66, 81, 93 Megan Court
- 2682, 68, 98 Peterborough Court
- 2688 Ullman Court

MODEL 3 UNITS

**PRIMARY = Marbletique
ACCENT = Tupelo Brown
2747, 49 Langstaff Drive**

MODEL 4 UNITS

**PRIMARY = Silver Gray
ACCENT = Heritage Blue**

- All Appleton Court homes
- All Baird Court homes
- All Farnham Court homes
- All Glenmac Court homes
- All Lovy Court homes
- All Randall Court homes
- 3732 Albion Court
- 3765, 67 Carmichael Court
- 3733 Canberra Court
- 3705, 07, 25, 27 Cheltenham Drive
- 261 Finch Court
- 3754, 60 Hailey Court
- 3607, 09 Johnson Court
- 3728, 3806 Lake St. George Drive
- 3744, 50 Lamar Court
- 2743, 45 Langstaff Drive
- 2677 Jensen Court
- 3633, 37 Kathy Court
- 3780, 82 Lake Shore Drive
- 2656, 57, 60 Lazar Court
- 3645 Linmac Court
- 3731 Mackenzie Court
- 3619 Margery Court
- 2658, 59 Midland Court
- 2678, 80, 97, 99 Macklin Court
- 2661, 83, 86, 88, 79, 81, 96, 98 Megan Court
- 2692 Peterborough Court
- 3766 Shapland Court
- 3661, 83 Wynford Drive
- 2652, 61, 65 Ullman Court

MODEL 5 UNITS

**PRIMARY = Marbletique
ACCENT = Milk Chocolate ..**

- All Alabaster Court homes
- All Cabana Court homes
- All Granite Court homes
- All Markham Court homes
- All Patrick Court homes
- All Simpson Court homes
- 3724, 30 Albion Court
- 3759, 60 Carmichael Court
- 3742 Florida Court
- 3701, 03, 09, 11, 21, 23, 29, 31, 33, 35 Cheltenham Drive
- 2652, 56, 57 Finch Court
- 3766, 58 Hailey Court
- 3730 Lake St. George Drive
- 3748 Lamar Court
- 2665 Langstaff Drive
- 2728, 30, 32, 34 Langstaff Drive
- 3629 Kathy Court
- 2661 Lazar Court
- 3643 Linmac Court
- 3753 Mackenzie Court
- 2674, 75, 84, 86 Macklin Court
- 2672, 75, 74, 75, 85, 87, 90, 92 Megan Court
- 3665, 87 Wynford Drive
- 2680, 68 Ullman Court

MODEL 6 UNITS

**PRIMARY = Putty
ACCENT = Fieldstone**

- All Bridle Court homes
- All Sammy Court homes
- 3611 Johnson Court
- 3647 Linmac Court
- 3623 Margery Court
- 2660, 82 Megan Court
- 2674 Peterborough Court
- 3782 Shapland Court

MODEL 7 UNITS

**PRIMARY = Marbletique
ACCENT = Pilgram Red.**

- All Biggar Court homes
- 3728 Albion Court
- 3789 Lake St. George Drive
- 2666 Lazar Court
- 2683 Midland Court
- 2691, 93 Macklin Court
- 2673, 75 Megan Court
- 3765 Shapland Court

The key gods like this:
The Primary Color is the base of your home.
The Accent Color is your trim.
Lets try to get them corrected

The Board of Directors

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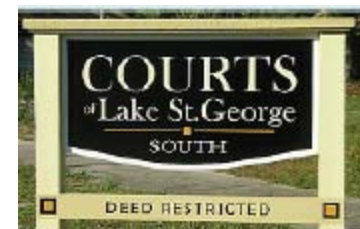
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DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS

EXHIBIT "D"

Those persons who are the owners of a fee or undivided interest in the following Units, shall be subject to the specific exterior maintenance provisions which are set forth in the last sentence of the first paragraph of Article VI, Section 3 of the Declaration and said Units shall also be subject to the Party Walls provisions of Article VII of the Declaration.

Units: 11, 12, 13, 14, 40, 41, 42, 43, 44,
45, 46, 47, 48, 49, 50, 51, 52, 53,
54, 55, 56, 57, 58, 59, 60, 61, 62,
63, 64, 65, 66, 67, 68, 69, 74, 75,
76, 77, 78, 79, 80, 81, 82, 83, 84,
85, 86, 87

Unit I, Built 1983

Units: 123, 124, 125, 126, 127, 128, 129,
130, 131, 132, 133, 134, 135, 136,
137, 138, 139, 140, 141, 142, 143,
144, 145, 146, 147, 148, 149, 150,
151, 152, 153, 154, 155, 156, 157,
158, 159, 160, 161, 162, 163, 164,
165, 166, 167, 168, 169, 170, 170-A,
170-B, 171, 172, 173, 174, 175, 176,
177, 178, 179, 180, 181, 182, 183, 184,
185, 186, 187, 188, 189, 190, 191, 192,
193, 194, 195, 196, 197, 198, 199, 200,
201, 202, 203, 204, 205, 206, 207, 208,
209, 210, 211, 212, 213, 214, 215, 216,
217, 218, 219, 220, 221, 222, 223, 224,
225, 226, 227, 228, 229, 230, 231, 232,
233, 234, 235, 236, 237, 238, 239, 240,
241, 242, 243, 244, 245, 246, 247, 248,
249, 250, 251, 252

Unit II Built 1984

Units: 273, 274, 275, 276, 277, 278, 279, 280,
281, 282, 283, 284, 285, 286, 287, 288,
289, 290, 303, 304, 305, 306, 307, 308,
309, 310, 311, 312, 313, 314, 315, 316,
317, 318, 319, 320, 321, 322, 323, 324,
325, 326, 327, 328, 329, 330, 331, 332,
333, 334, 335, 336, 337, 338, 339, 340,
341, 342, 343, 344, 345, 346, 347, 348,
349, 350, 351, 352, 353, 354, 355, 356,
357, 358, 359, 360, 361, 362, 363, 364,
365, 366, 367, 368, 369, 370, 371, 372,
373, 374, 375, 376, 377, 378, 379, 380,
381, 382, 383, 384, 385, 386, 387, 388

Unit III Built 1985

The Unit/Lot number listed above are subject to specific exterior maintenance provisions. The paint color chart was created by the Developer of the Planned Unit Development, not the Association or the Board of Directors. If owners of attached units cannot agree on matching colors, then the Declaration would control and both owners would be required to paint the units the specific color. There are certain single-family units subject to specific exterior color per the Declaration, however, it has been the practice of the Association for approximately 25 years to allow single-family units to paint a color of their choice, which, is perfectly acceptable. Please send an Architectural Review Submittal before you paint and/or make exterior changes. The Review is for owner protection from future Board of Directors decision. Architectural Form is available on website, or email request. If you do not know your Unit/Lot number contact Pinellas County Property Appraiser's Office.

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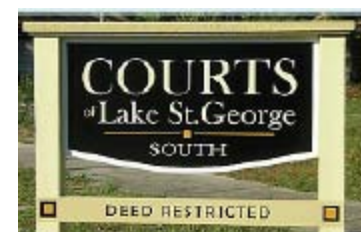
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Violation Information

The Association is a deed-restricted community and each owner has agreed to abide by the restrictions when you purchased a home in this community. If your home is a rental property the owner must give a copy of the deed restrictions to the tenant or tell the tenant where to find Restrictions on website, link documents found in Declaration, Article VIII.

Question 1. How does the violation process work? **Answer.** A notice of violation is sent to the owner and tenant (if applicable).

Question 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? **Answer.** No.

Question 3. How do I know where to find deed restrictions, if previous owner, realtor, title company or landlord did not give me a copy? **Answer.** Go to web site: lsgshoa.com go Documents to review or print copy of Declaration of Covenants, Conditions and Restrictions and Bylaws, or send request to HOA or email treasurer.

**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.

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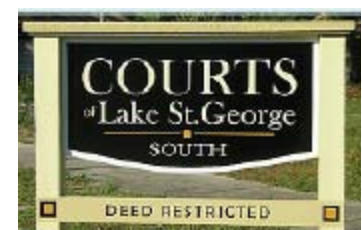
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lsgshoa.com



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



SPRING 2016 NEWSLETTER



The Declaration of Covenants, Conditions and Restrictions may be amended by an instrument signed by not less than seventy-five (75%) of the Owners. Article VIII, Section 3.

Below list of restrictions the Board of Directors suggest should be amended:

Amend Restriction 2. Allow 10 x 10 Shed and/or gazebo type shade tent in back or side yard behind a fence. Must comply with specifications of Pinellas County for residential purposes.

Current Restriction 2. ...tents, shacks, barns or other temporary buildings of any design whatsoever are expressly prohibited...

Amend Restriction 7. Allow pickup trucks,, vans, and suvs. No other changes to restriction.

Current Restriction 7. No...trucks...may be parked on any Lot. No other amendment or change to this restriction. Signage and ladder racks are considered a commercial vehicle.

Amend Restriction 5. Allow decorative fence past front corner of unit no higher than 3-feet.

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

Add to Declaration as a Restriction:

1. Trash and recycle containers shall not be left at curbside for collection longer than 24-hours. No trash or recycle containers shall be regularly stored in front of any house, fence, lot, or curbside.

2. Owners that live on non-dedicated streets, which are private courts that are asphalted and sealed, must place trash and recycle containers on grassy strip between sidewalk and county street. The large oversized, overweight trash trucks, which, are the cause of cracks, wear and tear, sooner than Estimated Useful Life will increase frequency for Replacement or Repair of asphalt and sealing.

3. No parking on lawn/grass, must build a parking pad on your own property.

Email your suggestion to the Board of Directors. A complete set of Declaration of Covenants, Conditions and Restrictions, which, include Supplement for Units II and Units III built years 1984 and 1985 respectively, are posted on the website.

The Board of Directors

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Architectural Committee

David Baier

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Jason Duran

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HOA Mailing Address

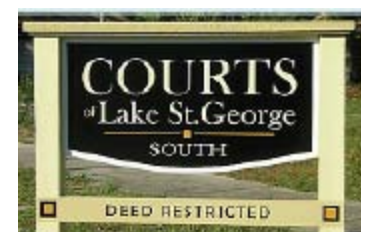
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Our community is located in unincorporated Pinellas County. Pinellas County Code Enforcement regulates code compliance for The Lake St. George South Community "The Courts." [File an Anonymous Complaint](#) online www.pinellascounty.org/reportanissue/ or call (727) 464-4641. Below list are some county code violations.

The Association has 355 homeowners, unless seventy-five percent (75%) of the homeowners vote to change (amend) the Declaration of Covenants, Conditions and Restrictions, the Board of Directors do not have the authority to enforce a complaint that is not written in the Governing Documents.

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.

Commercial Vehicles in Residential Areas (Prohibited-not allowed)



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