

**THE LAKE ST. GEORGE SOUTH HOA, INC.
DBA THE COURTS OF LAKE ST. GEORGE****OCTOBER 2014 NEWSLETTER****Treasurer's Report**

The Association has collected 91% of Year 2014 dues, which means 324 owners have paid as of September 30, 2014. The other 9% are 10 bank foreclosures, and 21 that have been delinquent for more than one year. The Board recently placed foreclosure action on several units.

The Board hired a Certified Public Accountant (CPA) last year to perform accounting services, reconcile the bank accounts and financial records for our Association. The Association's CPA provides highly personalized and professional services at a very reasonable rate. The CPA's experience consists of providing accounting and tax services in the Tampa Bay Area since 1984. The CPA was at the Annual Meeting last year.

Bank Operating Account as of September 30, 2014: \$34,842.93

Reserve Account as of September 30, 2014: \$65,104.85

The Board refunded more than \$5,000.00 to members for over payment of Year 2013 dues.

As of September 30, 2014 the Board has collected more than \$10,000.00 for delinquencies for years prior to Year 2013.

The Association Bank provides convenient payment services. 1). Online Payment Service; 2). Pay by eCheck; 3). Enroll for Association Pay (ACH) online. There is a convenience fee to the homeowner for making an online payment by Card Payment or eCheck. 4). Enroll by U.S. Mail or Fax. Homeowners can complete the Association Pay enrollment form included with their statement.

If you have purchased a home in this community you are a member of the Association. Let the Board know if your mailing address is different then the property address to avoid delays in correspondence and billing. The Association is required by Florida Statute Chapter 720 to have a roster of all members, their mailing address, and Lot/Unit number. Please let the buyer, realtor, or title company know about the Homeowners Association. For Estoppel information please email the Treasurer or send request to our mailing address.

The Association has complied with HB 7119. Reporting by November 22, 2013, all HOA's must report to the Division (DBPR): With HB 7119, the legislature has enacted several significant changes to Chapter 720 governing Homeowner Associations. Highlights of the Bill include: Reporting. a) the name of the Association; b) the Association's FEIN; c) the Association's mailing address/physical address; d) the total number of parcels; and e) the total amount of revenues and expenses from Association's annual budget.

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Preservation of Governing Documents. The governing documents were due to expire June 2013. The documents were preserved as stated for 30 years on May 14, 2013.

To view a copy of recorded and published document go to web site: www.lsgshoa.com link: www.lsgshoa.com/documents.html

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Thank you to our President David Baier, Lou Voltaggio, Duane Jennings and John Jaufmann for volunteering their time for our community.

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QUOTE

The best thing about the future is that it comes one day at a time.

- Abraham Lincoln

The Board of Directors

David Baier, President

Email: preslsgshoa@yahoo.com

ooo

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ooo

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ooo

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Email: secretarylsgshoalhoa@yahoo.com

ooo

Margaret Simon, Treasurer

Email: treaslsgshoa@yahoo.com

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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

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OCTOBER 2014 NEWSLETTER

Architectural Committee Report

**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

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

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

Submit the Architectural approval form by email or mail to

LSGSHOA, PO Box 1686, Oldsmar, FL 34677.

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As indicated by the Association Exhibit "D" to 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 (duplex/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

ooo

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ooo

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Homes

1. How many homes are in The Lake St. George South HOA, Inc.? There are 355 homes.
2. Who was the developer? Schickedanz Bros – Hammock Pine.
3. When was the subdivision started? Year 1983.
4. When did the developer turn the subdivision over to The Lake St. George South Homeowners? June 1983
5. When was Unit I, Unit II, and Unit III Planned Unit Development completed?
Respectively March 1983, March 1984, March 1985

The Lake Saint George South HOA, Inc.

1. What is a Homeowners' Association? "A Florida corporation responsible for the operation of a home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination thereof, and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel." Florida Statute Chapter 720
2. Where does the Association get its authority? The governing rules for the community are The Articles of Incorporation, The Declaration of Covenants, Conditions and Restrictions, the Bylaws and Florida Statute Chapter 720.
3. We are a Self-Managed Association. The President and Treasurer pay Association bills, the Association's Certified Public Accountant maintains the financial records for the Association. The Board performs duties specified by The Articles of Incorporation, The Declaration of Covenants, Conditions and Restrictions, the Bylaws and Florida Statute Chapter 720.
4. What is a Board Meeting? This is a meeting of the board members to perform the business of the Association.
5. Who are the Board of Directors? Board members are people just like you with regular jobs, families, and involved in other personal activities. They are willing to serve, learn, and help make our neighborhood a better place to live.
6. Who are the members of the homeowner's association? If you own a home in The Lake St. George South Homeowners' Association DBA as The Courts of Lake St. George, you are a member of the association. Each home is entitled to one vote.
7. Can I make a suggestion, comment and/or inquiry to the Association or submit an inquiry? Yes, please. Forward your suggestion, comment and/or inquiry via the website: lsgshoa.com or mail to the LSGSHOA Association P.O. Box 1686, Oldsmar, FL 34677.

If you would like to volunteer for the Association please email President David Baier preslsgshoa@yahoo.com Or submit through website inquiry: www.lsgshoa.com

Retention Pond (Wynford Drive)

There is no public access to the pond. The pond algae is serviced monthly by Lake and Pond Maintenance. The people that have access to the pond are Lake & Pond Maintenance, Valencia Landscaping (to mow and pickup trash), Pinellas County, Florida Power, Progress/Duke Energy, and various inspectors from the Southwest Florida Water Management District, Environmental Protection Agency, and other county agencies.

The Board of Directors

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ooo

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Roads

1. Who is responsible for paving and sealing the private courts within the community? The Association. Pinellas County maintains county roads.
2. Who can I contact to have a pothole repaired on a county street? Pinellas County Public Works Division telephone 727-464-8900.
3. Who can I contact if a street sign or stop sign is down or vandalized? Pinellas County Public Works Division telephone 727-464-8900.
4. Who can I contact about speeding or improper parking? Pinellas County Sheriffs Office non-emergency telephone 727-582-6200.
5. Who can I contact about a streetlight that is out or damaged? Duke Energy, telephone 800-228-8485. Write down the identification number attached to the light pole. If you are unable to write down identification number, make note of the light pole location including the nearest address or cross street. The members of this Association are assessed by Pinellas County on the Tax bill for the street lights in the community. The cost of the lights in the two fields located off Langstaff Drive and Wynford Drive are paid to Duke Energy monthly by the Association. If you see a light out in one of the two mentioned fields you can try and contact Duke Energy about the outage, if they do not respond to you, please email the Board and we will take care of it. Remember, the members of the Association are the Board's eyes and ears.
6. What is the speed limit in our subdivision? **25 miles per hour**. Please watch for children as well as the rest of us.

Parking

Am I allowed to park on the courts? Streets must remain wide open and clear for emergency vehicles to enter. The law requires that emergency vehicles have access to all residences. Parking on the lawn is not the answer. Making a vehicle pad is relatively easy and inexpensive. Parking is very limited and tight within our community. Remember, a portion of the paved asphalt on private courts (non-dedicated roadways) are part of an owner's property. Please respect your neighbors, you may want to recommend your guests car pool. You cannot park in front of someone else's driveway or block ingress and egress on a court.

Disclosure Deed Restricted Community

When you sell or rent, you must provide a copy of the deed restrictions to the buyer and/or tenant, they must acknowledge they have read, understand and will comply.
Website: www.lsgshoa.com . Link **Realtor Info:** www.lsgshoa.com/realtor_info.html
Seller/Buyer Disclosure: www.lsgshoa.com/Disclosure_of_HOA_Purchaser-Realtor.pdf
Buyer/Tenant Disclosure:
 www.lsgshoa.com?Homeowners/Association/Disclosure_Tenant and Landlord.pdf

Animals

Where can I find the Pinellas County Animal Services ordinance?
 Telephone: 727-582-2600
www.pinellascounty.org/animalservices/ordinance/

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Common Area



Sheriff Bob Gualtieri
Pinellas County Sheriff's Office
"Leading The Way For A Safer Pinellas"

April 25, 2013

David Baier, President
Lake St. George South Homeowners Association
Post Office Box 1686
Oldsmar, FL 34677

RE: Trespass Authorization

The Pinellas County Sheriff's Office is in receipt of the Trespass Authorization forms dated April 19, 2013. With these authorizations, the Sheriff's Office will issue trespass warnings at the three common areas of the Homeowners Association, when doing so is appropriate and in compliance with Florida Statute 810.09(3). This statute authorizes a law enforcement officer to issue a trespass warning and/or make an arrest on private property if there is a threat to public safety or welfare when the agency has received prior written authorization from the private property owner or the duly authorized agent, as is the case here.

Wynford Drive Pond Area, East of Wynford Drive
Wynford Drive, West to County Road 90 aka Boyd Fitchlic Road (field)
Langstaff Drive, West of Lake St. George Drive (field)

Sincerely,

Shannon Kennedy

General Counsel

SK/jsc

cc: Lt. J Bordner, Communications Section (w/enc)
Lt. Tom Nestor

The Board of Directors

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Common Area

1. Where are the common areas as defined by the Declaration of Covenants, Conditions and Restrictions?

There are two locations one area is located traveling south on Wynford Drive from Cheltenham Drive aka CR 95 towards Curlew Road the grassy field is on the west side of Wynford Drive aka CR 90 in the fenced area behind the Association bulletin board. The second location is south on Langstaff Drive traveling east on Langstaff Drive towards Lake St. George Drive.

The common areas are easements owned by the utility company (Florida Power, Progress Energy and now Duke Energy). The company allows limited use of the grassy area by the owners and tenants from this community.

2. Who is responsible for cutting the grassy area and trash pick up? The Association has hired Bianco Valencia Landscaping Service to mow the fields twice per month during the Summer; or as needed , and mow once per month the rest of the year.

There is a trash can located on each field. The trash is emptied twice a month all year by the Bianco Valencia Landscaping Service. If the trash cans are full between service, email the board and we will take care of emptying the trash.

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Progress/Duke Energy Information

On Tuesday, April 16, 2013 at 2:28 PM, Margaret Simon, Agent (Treasurer) for The Lake St. George South HOA, Inc., made an inquiry to Progress Energy/Duke Energy about the grassy area on Wynford Drive that was supposed to have a basketball court built on it years ago.

Below image from Progress Energy/Duke Energy Representative Tim Mumford.

Sent: Tuesday, April 16, 2013 2:52 PM
Subject: RE: request letter for The Lake St. George South HOA - basketball court issue Ms. Simon,

As stated on the phone Progress Energy Florida, Inc. did not object to the basket ball court within our easement. The one thing that was missing for the agreement was a detail drawing that showed how any and all metal parts of the basket were to be grounded. When you have anything metal in close proximity to a high voltage transmission power line, it will build up an induced voltage like you do when dragging you sock feet across a rug and then touch a door knob. You get a shock, that is the reason for the metal parts to be grounded. I even gave the proposed contractor an example drawing.

I never received the drawing.

Now our guidelines have been updated and do not allow an obstruction as the ball court within the easement area. It is considered a structure or an obstruction to our ability to maintain our facilities.

Thanks
Tim Mumford

The Board of Directors

David Baier, President

Email: preslsgshoa@yahoo.com

ooo

Duane Jennings, Vice President

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ooo

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Continuation—Common Area

On Tuesday, May 28, 2013 at 9:51 AM, Margaret Simon, Agent (Treasurer) for The Lake St. George South HOA, Inc., received additional information from Progress Energy/Duke Energy about the basketball court issue on Wynford Drive.

Below image is from Progress Energy/Duke Energy Representative Tim Mumford.

----- Original Message -----

From: Mumford, Timothy L
To: 'margaret'
Sent: Tuesday, May 28, 2013 9:51 AM
Subject: RE: Lake St George South Homeowners Association

Ms. Simon, attached is a copy of one of the easements that is for our transmission lines that run through your subdivision. I have highlighted the wording that says "no buildings, structures, or obstacles, this would pertain to the basket ball court as an obstacle to us being able to get to and maintain our facilities, mainly our lines. There is another easement with the same wording but I am unable to print or copy it for some reason. We were going to allow the basketball court, but now we can no longer allow any obstacles within our easements.

Hope this helps
Thanks
Tim

Handwritten notes: "20", "Mumford", "Tim", "x", "RTH"

Legal document text including: "KNOW ALL MEN BY THESE PRESENTS, that the undersigned, in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, grant and convey to FLORIDA POWER CORPORATION, its successors and assigns, the right, privilege and easement to construct, reconstruct, operate and maintain for each kind of time as it may use the same or until the use thereof is abandoned, a single pole, H-frame wire, poles, guys, spurs, ground connections, attachments, fixtures, equipment and accessories desirable in connection therewith over, upon and across the following described land in Pinellas County, State of Florida, to wit: An easement area extending 50 feet on each side of the center line of the power line described as: From the Northwest corner of Section 17, Township 28 South, Range 16 East, run South along the West line of said Section 17, a distance of 100 feet for a point of beginning, run thence East to the East line of the 1/2 of the NW 1/4 of said Section 17, 100 feet. Re-recorded to correct description. Grantor shall have the right to patrol, inspect, alter, improve, repair, rebuild or remove such lines, equipment and accessories including the right to increase or decrease the number of wires and splices, together with all rights and privileges reasonably necessary or convenient for the enjoyment or use hereof for the purposes above described. Grantee shall also have the right to trim, cut and keep clear such trees, limbs and undergrowth about said line, and all trees adjacent thereto that may endanger the proper operation of the same. Grantors further grant the reasonable right to enter upon adjoining lands of the grantors for the purpose of exercising the rights herein granted. Grantor's clearing is hereby restricted to 50 feet on each side of the center line of said line, together with the right to remove trees located outside of said clearing area which could endanger said line. Grantors hereby agree that no trees, other than citrus trees, and no buildings, structures, or obstacles, other than fences, will be located or constructed within 50 feet of the center line of said line by the grantors herein, their heirs and assigns. The grantors, however, reserve the right to use said clearing for general farming, citrus grove, or pasture purposes. The grantors covenant that they have the right to convey the said easement and that the grantee, its successors and assigns shall have quiet and peaceful possession, use and enjoyment of said easement. IN WITNESS WHEREOF, the grantors have hereunto affixed their hands and seals this 28th day of June, 2013, A.D. 1968. Signed, sealed and delivered in presence of: Stephen M. Herman (L.S.), Bernice J. Herman (L.S.), Edward M. Herman (L.S.), Bernice J. Herman (L.S.) STATE OF FLORIDA, County of Cook, I HEREBY CERTIFY that on this 28th day of June, A.D. 1968, before me the undersigned authority, personally appeared Edward M. Herman and Bernice J. Herman, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me this to be their act and deed. My Commission Expires: APRIL 14, 1968. NOTARY PUBLIC. Aug 10 12 53 PM '62 964379A 1485 717 978276A 1454 274

The Board of Directors

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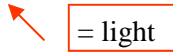
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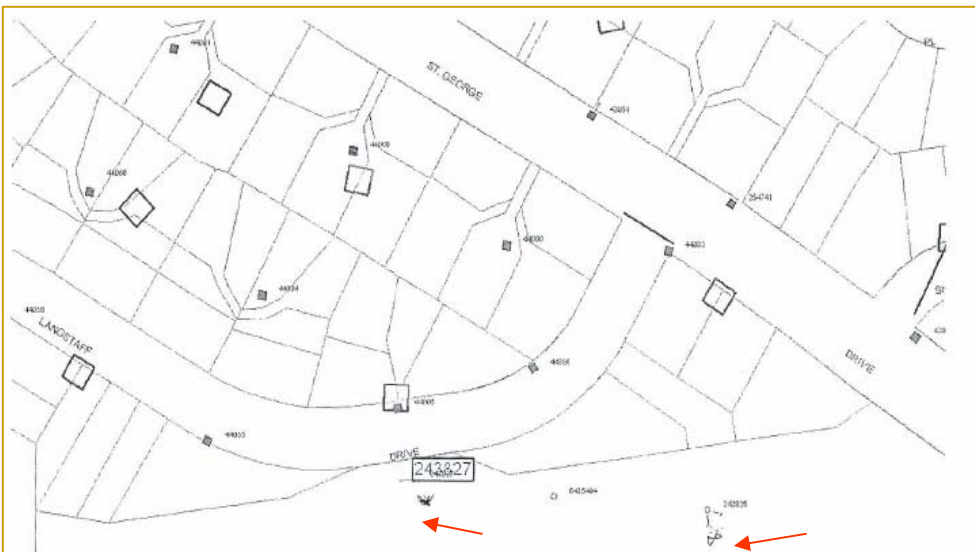
Disclaimer: This information is to be used as a reference guide only. 

Dear THE COURTS OF LAKE ST GEORGE

Duke Energy is committed to providing you with reliable electric service and exceptional customer support. Thank you for your recent billing inquiry. As requested we are enclosing two maps showing location and street light poles numbers that your association is being billed for. Our records indicate that there are two flood lights on Langstaff & 5 lights in field between Blyth Hill Ct and Megan Ct.



5 lights - field between Megan Court and Blyth Hill Court; and Wynford Drive and CR 90



2 lights - field South on Langstaff Drive traveling East toward Lake St. George Drive

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Homeowner Violations

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, realtor or title company did not give me a copy? Website: www.lsgshoa.com Go to Documents link to review governing documents such as **Declaration of Covenants, Conditions and Restrictions**

Or send a written request to:

The Lake St. George South HOA, Inc., P.O. Box 1686, Oldsmar, FL 34677

**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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Our community is located in unincorporated Pinellas County.

Pinellas County Neighborhood Code Enforcement regulates code compliance only in Pinellas County's unincorporated

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

www.lsgshoa.com

