

# Newsletter - November 2019

HAPPY THANKSGIVINGS!! ENJOY THIS TIME WITH YOUR FRIENDS & FAMILY

The next Board of Directors' meeting will be **Monday, January 6, 2020**

**Our website is: [www.mydeerhollow.com](http://www.mydeerhollow.com)**

**Community Garage Sale** – Because of the rain on October 19, the Community Garage Sale has been rescheduled for **Saturday, November 23, 2019.**

**Driveways** - We have been advised by the Sheriff's Office that no sidewalks are to be blocked to prevent those with physical challenges from going in the street to avoid the vehicle.

**Yard clipping** should be bundled and tied so they will be picked up.

To dispose of **old recycling bin** after 1/6/20, you may drop them off at 8750 Bee Ridge Rd.

**19-Acre Preserve** - When walking in the preserve, please watch for snakes.

## **5.28 Window Mounted Air Conditioning Unit.**

No Owner shall install nor allow to be installed any window mounted or through the wall mounted air conditioning unit.

**5.2 Animals** - Pet owners shall not allow any pet to use the Common Areas except when on a hand-held leash accompanied by its Owner and then only so long as the pet does not make a mess or otherwise disturb the Common Areas. **All pets, when outside the home, are required to be on a leash except in the Owner's fenced-in yard.** Pet owners shall not allow any pet to enter upon any other Parcel, leave any droppings or otherwise disturb the Common Areas. Pet owners must have with them when they are walking their pet when not on their own Parcel, a means to remove droppings and dispose of them in a sanitary manner, and must in fact do so.

**There is an automatic fine of \$25.00 for a dog not on a leash when not in the owner's fenced-in yard.**

**Articles 5.3 – Vehicles** - *“No vehicles may be parked on the grass.”* In the Fining Fees Chart,

If any HOA concerns contact Ana at 941-727-4698 & [ATolentino@caseymanagement.com](mailto:ATolentino@caseymanagement.com)

## **Projects:**

- The **curbs** at the entrance at Richardson Road, the circle at the Villas, and the circle at the entrance at 17<sup>th</sup> Street will be painted before the end of the year.
- The curb that was repaired at the entrance of Richardson Road has been painted yellow at the entrance only.
- The fences in the 19-acre preserves, at the entrance of 17<sup>th</sup> Street, and the fence across from Bay Hill Circle will be painted in November.

there is a \$50.00 fine per day until compliance is met.

**Articles 5.3 - Vehicles.** No trucks (except pickup trucks of 7,500 pounds or less weight rated capacity), **no recreation vehicles, no motor homes, or any other transportable personal property except passenger automobiles, shall be permitted in the driveways, and must be kept in garages at all times, except when entering or leaving the Community. Boats and boat trailers are prohibited from being parked in open view upon a Lot except that Owners and Residents may park and/or store their boat and boat trailer behind their house so as not to be exposed to view from the front of the Lot.** The Architectural Review Committee and/or the Board of Directors will determine whether a boat is properly shielded from open view from the front of the Lot. If approval of the ARC is not obtained, the Owner/Resident may be subject to a fine by the Fining Committee. **Automobiles and any other vehicles must be operational.** No vehicle repairs (except minor emergencies) shall be made in any portion of the Community. Travel trailers, motor homes, and other recreational vehicles may be placed upon a Parcel for loading or unloading but shall not remain on said Parcel longer than 24

hours, except if kept in the garage. **No vehicle whatsoever may be parked on any portion of a Lot outside of the garage except on the paved driveway thereupon.**

**Article 4.3.6 – Common areas (including the preserves) – “No trees, shrubbery, or similar landscaping materials may be cut or trimmed except by the Association or their representatives.”**  
There is a \$200.00 flat fee.

**5.13 Nuisance.** Neither Owners nor Occupants shall permit any nuisance to exist upon or within the Living Unit or Parcels or any conduct that creates an annoyance or disturbance to be detrimental or bothersome to any other Parcels, Occupants or Owners or interferes with the peaceful possession and proper use of the Community by its Residents.

**5.24 Rubbish.** No Owner or Occupant may allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles (garbage cans) or recycling bins. Each Parcel, Parcel and the Common Areas shall be kept in a clean and sanitary condition.

**5.30 Garbage Containers.** Garbage or trash containers, recycling bins, oil tanks or bottle gas tanks must be placed so **they shall not be visible from the streets or from other Parcels.** Garbage or trash containers and recycling bins must be stored in the garage, utility shed or within a fenced area adjacent to the side or rear of the Dwelling Unit. The subject fence must be four (4) feet high and made of solid wood or vinyl. Wood fences must be painted to match the color of the Dwelling Unit. Wooden fences must contain vertical fence board (no horizontal or angled wooden fence boards allowed). In lieu of a fence, hedges may be installed. Hedges must be at least four (4) feet high and kept trimmed so that they do not exceed six (6) feet in height. ARC approval is required for fences and hedges constructed pursuant to the criteria contained herein. If approval of the ARC is not obtained, the Owner/Resident may be

subject to a fine by the Fining Committee. Garbage or trash containers and recycling bins may be placed out for collection no more than eighteen (18) hours before pickup and **must be retrieved and put away out of view within eighteen (18) hours of pickup.**

**5.16 Fences.** No walls, fences or other vertical construction or dividing instrumentality shall be constructed or maintained on any Lot, except as provided below. A four-foot high or sixfoot high galvanized, chain link fence, vertical wooden fence, wrought iron (aluminum) fence or a landscaped hedge may be constructed or maintained provided the fence or hedge encloses only the area at the ***rear of the residence and does not extend forward of the vertical plane established by the rear wall of the main residence.*** Wooden fences must be sealed. **Notwithstanding the foregoing, if a residence includes an attached garage with an entrance doorway from the side yard, then in that instance a four foot high or six-foot high galvanized, chain link fence, vertical wooden fence, wrought iron (aluminum) fence or a landscaped hedge may be constructed or maintained on the garage side yard of the residence provided the fence or hedge encloses only the forward of the vertical plane established by the forward edge of the side door of the garage.** Additionally, any chain link fence must be galvanized or coated black or green. In no instance shall colored inserts be permitted in chain link fencing. Wooden fences must contain connected vertical fence boards (no horizontal or angled wooden fence board allowed). A landscaped hedge of no more than six feet may be planted and maintained forward of the vertical plan established by the **rear wall of the main residence or the forward edge of the side garage door** but only along the side Lot line and immediately adjacent to the residence. ARC approval is required for any fence installation. **Fences are to be properly maintained, kept clean, free of weeds and tall grass.**

**The process of making sure all wooden fence are up to date with staining, repairing, replacing, etc., is ongoing. If your wooden fence is in need of the above, please correct. In February 2020, the fences will be checked to make sure they are in good condition and stained.**