Windtree Oaks Homeowners' Association, Inc.

Rules and Regulations





WINDTREE OAKS
HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

TO: WINDTREE HOMEOWNERS

FROM: THE ARCHITECTURAL COMMITTEE II

SUBJECT: GUIDELINES FOR CHANGES TO PROPERTIES IN WINDTREE OAKS AFTER INITIAL CONSTRUCTION PHASE

In order to insure a uniformly high standard of quality in the Windtree Oaks subdivision, and to enhance and protect the value of our property; the Architectural Committee II has established the following guidelines:

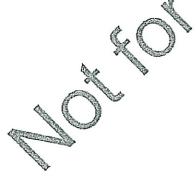
- 1. Fences all fences must be approved by the committee prior installation. (See Article 4, Section 21, Declaration of Coverants and Restrictions) Please note the committee will not approve any chain link fences. All posts and horizontal supports of wood fences must face the inside of the property. The committee strongly accommends the shadow box type fence.
- 2. Mail boxes no mail box shall be erected without filter approval by the Architectural II Committee (see Article 4, Sectional), Declaration of Covenant and Restrictions). The minimum structure allowed will be a 4" cedar post with matching horizontal post.
- 3. Landscaping all landscaping must be transfer and maintained in compliance with the original landscape plan for the subdivision, unless alterations are approved by the committee. All dead trees and shrubs should be replaced in 30 days.
- 4. Maintenance and Repair each owner shall be required to maintain all buildings and structures to to keep the same in a clean and actractive condition.
- 5. Additions all additions, alterations, external attachments, pools, or recreational acceptants added to your original approved structure must be approved by the committee prior to construction of such change (Article 3, Section).
- 6. House Colors any changes to the exterior colors of any structure must be approved by the committee (Article 3, Section 4).
- Dumping no dumping of any kind is allowed on vacant lots. All lots should be completely free of all refuse of any kind, except during construction (Article 4, Section 9).
- 8. Moving all vacant lots must be moved at least once a month during the growing season (March thru October), (Section 9, Article 4).
- Antennas No antennas, merials or discs are allowed in the subdivision (Article 4, Section 16).

- 10. Signs no sign of any kind should be displayed, except for one sign, not more than 5 square feet, advertising the property for sale or rent. (Article 4, Section 8). All builder's signs should be removed within 30 days after construction is completed.
- Street Parking No cars, vans, boats or vehicles of any kind shall be parked in the street over night.

Section 28 of the Articles of Covenants, Conditions and Restrictions, gives the Homeowners Association the right to promulgate such additional rules and regulations as shall be necessary to provide for the health, welfare and safety of the homeowners residing in said subdivision.

All requests for approval of changes or additions should be wonted in writing to Committee Chairman, Robert Banks, 1912 Windtro Hlv. Written approval or disapproval will be made within 14 days. If writen disapproval is not received within 14 days, approval is automatic.

Windtree Osks was planned to be a very desirable and beautiful residential community, and we all have made substantial finencial community to be residents here. The subdivision would lack the intended beauty and ambiance of the overall plan if the rules and regulations were not thereof to, or enforced. Please join in with this committee to make and see Osks one of the finest residential communities in Pinellas Count. Thank you.



JEANNE TRUDEAU, A.S.L.A.

LANDSCAPE DESIGN GUIDELINES FOR WINDTREE OAKS

Street Landscape Requirements

The site landscape plan has been designed to create a cohesive and unifying street landscape. The plan indicates the number, species and sizes of trees to be planted by each homeowner on his lot.

II. Frontyard Landscape Requirements

The frontyard area includes the portion of the yard from the edge of the streat pavement to the front of the house.

- A. All homes shall be landscaped with combinations of the following: grass groundcover, shrubs and trees.
- B. The desired appearance of the yard shall be natural in character rather than exotic. Exotic or unusual plant material shall be used only as speciman plants
- C. Gravel, boulders, sand or wood chips shall not be considered an acceptable alternative to grass or ground cover in the frontyard.
- D. All shrub beds shall receive a 3" layer of cypress mulch. No bare ground is acceptable.
- E. All sodded and planted areas shall be irrigated by an automatic irrigation system.

All sod shall be St. Augustine 'Floratam'.

Earth mounding or berm forms shall be soft and natural rather than lumpy or abrupt. Emphasis shall be placed on smooth transitions and long curves rather than height. Maximum slopes shall be 3:1.

III. Backyard Landscape Requirements

The backyard includes the portion of the yard from the back of the house to the rear property line and from the sides of the house to the side property line.

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- A. All utility areas (air conditioners and trash receptacles) shall be screened with one of the following: hedge, wall or fence.
- B. The backyard shall be landscaped with the following or a combination of the following: grass, groundcover, shrubs and trees. No bare ground is acceptable.
- C. It is recommended that all sod in the back and side yards be St. Augustine 'Floratam'.

IV. Recommended Trees

The following is a suggested list of trees to be used in addition to the required trees on the site land-scape plan.

Botanical Name
Callisternon spp.
Cinnamomum camphora
Cupania anacardiodes
Eriobotrya japonica
Koelreuteria formosana
Lagerstroemia indica
Liquidambar orientalis
Ligustrum lucidium
Myrica cerifera
Querous laurifolia
Querous virginiana

Common Name
Enottle-Brush
Camphor
Carrotwood
Loquat
Goldenrain
Crape-Myrtle
Sweetgum
Glossy Privet
Wax Myrtle
Laurel Oak
Live Oak