

Windtree Oaks Homeowners' Association, Inc.

Rules and Regulations



**WINDTREE OAKS
HOMEOWNERS ASSOCIATION, INC.**

Not for Resale

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 to installation. (See Article 4, Section 21, Declaration of Covenants 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 recommends the shadow box type fence.
2. Mail boxes - no mail box shall be erected without prior approval by the Architectural II Committee (see Article 4, Section 13, 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 planted 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 so as to keep the same in a clean and attractive condition.
5. Additions - all additions, alterations, external attachments, pools, or recreational facilities added to your original approved structure must be approved by the committee prior to construction of such change (Article 3, Section 3).
6. House Colors - any changes to the exterior colors of any structure must be approved by the committee (Article 3, Section 4).
7. 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. Mowing - all vacant lots must be mowed at least once a month during the growing season (March thru October), (Section 9, Article 4).
9. Antennas - No antennas, aerials or discs are allowed in the subdivision (Article 4, Section 16).

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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.
11. 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 submitted in writing to Committee Chairman, Robert Banks, 9912 Windtree Drive. Written approval or disapproval will be made within 14 days. If written disapproval is not received within 14 days, approval is automatic.

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

Not for Release

JEANNE TRUDEAU, A.S.L.A.
LANDSCAPE ARCHITECTURE □ SITE PLANNING

**LANDSCAPE DESIGN GUIDELINES FOR
WINDTREE OAKS**

I. 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 street 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 specimen 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.
- F. All sod shall be St. Augustine 'Floritam'.
- G. 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.

- 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 'Floratan'.

IV. Recommended Trees

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

Botanical Name	Common Name
Callisternon spp.	Bottle-Brush
Cinnamomum camphora	Camphor
Cupania anacardioides	Carrotwood
Eriobotrya japonica	Loquat
Koelreuteria formosana	Goldenrain
Lagerstroemia indica	Crape-Myrtle
Liquidambar orientalis	Sweetgum
Ligustrum lucidum	Glossy Privet
Myrica cerifera	Wax Myrtle
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak