

Dear Resident,

Welcome to our neighborhood and congratulations on the purchase of your home! On behalf of the Colony Oaks Board of Directors and the other homeowners in Colony Oaks, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents you received during the home purchase process. Copies are available on the community web site — www.colonyoakshoa.com.

Our community web site is the official communication channel between the Board of Directors and the membership. Upcoming activities and events, announcements, a community calendar, deed restrictions and bylaws, review forms, and volunteer committee information can all be found there. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community and neighbors. The web site provides answers to most of the questions homeowners have. If you don't find the information you need there, the Board of Directors can be contacted through the email

Please register with a valid email address to insure delivery of important communications from your HOA Board. Below are a few items we think it would be helpful for everyone to be aware of.

Ameritech is our contracted property management company. Tammy Reagan can be reached at [727-726- 8000 Ext. 245](tel:727-726-8000) or tregan@ameritechmail.com. Tammy should be contacted for service issues on community property, complaints regarding specific bylaw violations and for any questions regarding your Homeownership in our Community.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please *keep* in mind, the Association has a Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Review Committee for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

Information on some of the questions many new homeowners have is included with this letter to get you off to a smooth start.

Again, welcome to the Colony Oaks community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live.

Covenant Information and By Law Information

All of the By Laws and Covenant information is available on the website

Review Committee There is a review committee of Board members for all Modifications to the exterior of your property. Generally speaking, exterior modifications are not allowed. If you have a specific request, it can be submitted and addressed.

Property Inspections Property Inspections occur on a weekly basis to identify maintenance and landscaping issues that need to be addressed.

Violations When a Violation occurs, there is a process where you will first receive a phone call, then letter prior to a fine. We want to keep our property in good shape and Rules are necessary. A Fine Committee is being established based on Florida Statutes.

Animals Please be advised that animals, cats, dogs, whatever, in the central Courtyard. This is a violation and you could be fined. If your animal poops in the yard or on the property and you do not pick it up, you will be warned, then fined. City of Tampa Ordinance.

Trash Collection 5203 Bayshore has Trash collection on Thursday, 5207 Bayshore has trash collection on Tuesday and Friday, 5220 & 5222 have trash collection Monday and Thursday. Construction debris is not allowed in the dumpster, you must arrange for removal as for other items. Trash must be placed in the dumpster, they do not physically pick up items left on the ground. **Recycling is on Tuesday.** There is a complete list of what can be recycled on Oaks Notes Jan. 2018. Plastic bags and Styrofoam may not be recycled. If you can't do recycling correctly, please don't mess it up for those that take time to separate items. DO NOT BLOCK the driveway for the City trucks. If you or your contractors block the drive, the project is fined.

Pool Info Pool Hours are dawn to dusk, and the pool is for the use of Homeowners, with their guests. The Pool may not be used between the hours of 11 p.m. to 6 a.m. The Pool Rules are posted on the pool house. If you plan to have a party or gathering you need to advise the manager with Ameritech. Rules still apply and other homeowners still have their full access rights. Please be conscious of the noise and manners of you, your guests and children. All owners are given a key which is needed for the pool gates, and bathroom. You may buy additional keys from the management company.

Parking All homes have two exterior parking spaces. We are limited on guest parking. If you need additional spaces you might try the Church or School. No long term parking is allowed in the driveway areas. You must abide by City street parking laws.

Lights We ask that everyone keep their front driveway light and rear porch lights on with a sensor that turns them on and off at dusk and daylight. Further information on the LED bulbs will be in Oaks Notes. **Contacting Ameritech** Tammy Reagan 727-726-8000 Ext. 245 or treagan@ameritechmail.com.