

# RESOLUTION III.

## Starkey Ranch Master Policy Owners Association

### SCHEDULE FOR CORRECTION OF VIOLATIONS

Violation letter notices are mailed to homeowners and to the property addresses if homeowners do not receive mail at the property addresses.

If the violation letter notices mailed via first class mail are not returned as undeliverable, the homeowners are deemed to have received the notices.

All residents should respond in writing to violation letter notices, so the Board can review all responses.

The CAM is allowed to grant reasonable extensions, if extensions are requested in writing by the owners.

The 1<sup>st</sup> violation letter notices will give the dates listed below starting from the dates of the letters for correction and sent via first class mail.

The 2<sup>nd</sup> violation letter notices will give the dates listed below starting from the dates of the letters for correction and sent via certified mail and via first class mail three (3) days later.

At this point the Board will have a vote at a noticed meeting to impose the fine on the homeowner.

The 3<sup>rd</sup> violation letter notices will be invitations to the Fining Committee Meeting and sent via certified mail and via first class mail three (3) days later.

The 4<sup>th</sup> violation letter notices will be notification of the fine amounts owed. Fines will be \$100.00 per day not to exceed \$1,000.00.

The 5<sup>th</sup> violation notices will be sent from the Association Attorney.

If there still is no compliance, the Board at a posted meeting will vote to have the Association Attorney start the legal process.

**\*The homeowner has the opportunity to file an appeal of the CEC fine after the home is in compliance by following the proper procedure of mailing a certify letter to Greenacre Properties 4131 Gunn Highway Tampa, Fl. 33618 with supporting documents of the correction. The Starkey Ranch MPOA Board will review the appeal however there is no guarantee of a reduction or elimination of a fine.**

#### Five (5) Days:

- Remove trash bins stored in view of the front street and alleyways (Dec Art 12 Sec 12.6 (H) & Design Guidelines Page 22)
- Remove debris stored in view more than 24 hours before or after pickup (Dec Art 12 Sec 12.1 (B))
- Remove vehicles parked on lawn or other areas not intended for parking of vehicles (Dec Art 12 Sec 12.6 (L))
- Remove vehicle parked on street for more than 24 hours (Dec Art 12 Sec 12.6 (L)(II)(2))
- Remove inoperative and/pr vehicles with no tags (Dec Art 12 Sec 12.6 (L)(II)(6))
- Remove trailers, boats, mobile homes, and/or motorized recreational vehicles stored in view (Dec Art 12 Sec 12.6 (L)(2)(II)(2))
- Remove advertising signs (Dec Art 12 Sec 12.1 (E))
- Properly dispose of animal waste (Dec Art 12 Sec 12.6 (G))
- Pets should be kept on a leash (Dec Art 12 Sec 12.6 (G))
- Remove miscellaneous items in view (Dec Art 12 Sec 12.1 (E))
- Remove unapproved Flags (Dec Art 12 Sec 12.1 (E))
- Remove freestanding flagpole over 20 ft (Design Guidelines 13)
- Remove vehicles obstructing view at intersection (Dec Art 12 Sec 12.6(M))
- Hurricane/Storm coverings (Dec Art 12 Sec 12.6(DD))

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## Seven (7) Days:

- Remove holiday decorations within 20 days after the holiday (Dec Art 12 Sec 12 Design Guidelines 14)
- Remove/screen equipment in view (Dec Art 12 Sec 12.1(I))
- Remove aggressive, annoying, and dangerous pet (Dec Art 12 Sec 12.6(G))
- Remove Ornament/Statues (Dec Art 12 Sec 12.6 (LL))

## Fourteen (14) Days:

- Lawn maintenance – mow, weed, edge, and trim your yard (Dec Art 11 Sec 11.1)
- Remove pavement weeds (Dec Art 11 Sec 11.1)
- Remove weeds, edge, trim landscape beds (Dec Art 11 Sec 11.1)
- Maintain/repair irrigation (Dec Art 11 Sec 11.1)
- Trim landscaping and trees (Dec Art 11 Sec 11.1)
- Trim palm tree fronds (Dec Art 11 Sec 11.1)
- No ARB approval; submit ARB form (Dec Art 9 Sec 9.3)
- Remove/Screen play equipment (Dec Art 12.6 Sec 12.6 (V); Design Guidelines page 7)
- Discolored sidewalk, driveway, or curb (Dec Art 11 Sec 11.1)
- Tree Removal (Dec Art 12 Sec 12.6 (X))
- Replace Real Estate sign no more than 3 feet (Design Guidelines 22)

## Thirty (30) Days:

- Replace damaged or diseased plantings (Dec Art 11 Sec. 11.1)
- Remedy discolored house (Dec Art 11 Sec 11.1)
- Remedy discolored fascia, awning, trellis, screens, and doors (Dec Art 11 Sec 11.1)
- Remedy discolored gutters (Dec Art 11 Sec 11.1)
- Remedy discolored roof (Dec Art 11 Sec 11.1)
- Remedy discolored fence (Dec Art 11 Sec 11.1)
- Remedy dead sod (Dec Art 11 Sec 11.1)
- Replace Pergola/gazebo with wood or wood composite (Design Guidelines page 8)

Adopted on April 27, 2022 as Policy Resolution III, by the Board of Directors

  
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President

  
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Vice President

  
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Treasurer