

1. Membership Fee Structure:
 - a. Initiation fee (Section 4.13): \$3,500 is a "one time" fee when you buy a home. This entitles the homeowner to use the social amenities. The initiation fee shall be paid at the time of closing, plus advanced two-month fees.
2. Master Association Assessment for club facilities - Fee \$269 paid monthly:
 - a. This is for operation, management fees, maintenance, repair and replacement of certain club facilities, cable and internet, including, but not limited to, the clubhouse facilities, swimming pools and tennis facilities, and maintenance facilities auxiliary thereto, not including the golf course and golf practice facilities, insurance, recreation buildings, common ground maintenance, cable TV and Internet, staff salaries, etc.
3. HOA Fees: There are 10 separate HOA Parcels within Tampa Bay each has their own HOA fees.
 - a. Assessments and Rules subject to change. For up-to-date information regarding the sub association's contact and to order an Estoppel:

Vesta Properties

Crystal Camacho, LCAM – cacamacho@vestapropertyservices.com - 727-258-0092 ext507

- Egret Landing

B and C Community Management

Charlie Kunath, LCAM – bandcommunitymanagement@gmail.com - 727-239-5991

- Deer Hollow
- Eagles Nest
- Clubhouse Preserve

Vanguard Management

Dennis Parks, LCAM, dparks@vanguardmanagementgroup.com – 813-955-5885

- Pelican Strand
- The Sanctuary

QPM – Qualified Property Management – 727-869-9700

- Herons Cove – **Mark Myers, LCAM** – markm@qualifiedproperty.com
- Sandhill Dunes – **Mark Myers, LCAM** – markm@qualifiedproperty.com
- Osprey Lakes II – **Christopher Scialpa, LCAM** – christopher@qualifiedproperty.com

EPVPA – EnProVera Property Advisors

JoAnna Liker, LCAM – jgrant@epvpa.com – 813-906-5255

- Opsprey Lakes

4. HOA's differ from one another - it is best to obtain the declaration for that HOA. The Master Board requires all Realtors to supply a written copy of the Master Board and Sub HOA's Declarations & Covenants be given to the buyer at time of closing.
 - a. Have owner of home log into website, they can email them to you
 - b. Request documents via order of Estoppel

5. Real Estate signs are permitted in a window of the home - if the home is on the golf course a sign is also permitted on one back window. No street signs. *Master document section 6.29 - Signs - No sign shall be placed upon any lot or other portion of the subject property, and no signs shall be placed in or upon any unit which are visible from the exterior of the unit, without the written consent of the approving party. Notwithstanding the foregoing, a portable and tasteful "open house" advertising sign is permitted upon any lot for a period not exceeding 8 hours in any day, and 24 hours in any consecutive 7-day period, which shall not be larger than 2 % square feet in size, during such periods when the owner or a licensed real estate broker or sales person is holding a bona fide "open house" to lease or sell the unit on the lot. In the event any sign is installed on any lot or on the exterior of any unit which violates this paragraph, the approving party shall have the right to remove such sign without notice to the owner, and the removal shall not be deemed a trespassing and the approving party shall not be liable to the owner for the removal or for any damage or loss to the sign. Open House sign is permitted in the yard of the home that is being shown only the day of the open house - no leader signs are allowed. Each HOA may have additional restrictions on signage.*
6. Housing for Older Persons Affidavit verifying occupancy and qualification.
 - a. Verification of age, driver's license, birth certificate, passport, military identification, immigration card
 - b. We are a 55+ restricted community that qualifies as housing for older persons under the Housing for Older Persons Act (HOPA) of 1995 and implements the regulations of the US department of housing and urban development.
 - i. HOPA requires that no less than 80% of the occupied units shall be occupied by at least one age-qualified person. This does not mean 20% must be occupied by non-qualified persons. It means that as long as 80% of the dwelling units are occupied by at least one age qualified person, Tampa Bay Golf and Country Club maintains its exemption under HOPA as a 55-year age restricted community.
 - ii. The policy is to maintain the percentage of age qualified occupancy as close to 100% as possible, without mandating a greater percentage than the minimum 80% required by HOPA.
 - iii. One of the primary reasons for the 80/20 rule by congress was to accommodate underage surviving spouses of age qualified decedents and to permit flexibility in specific situations at the sole discretion of the Board of Directors without endangering the HOPA exemption.
7. Estoppel Fee: Estoppel fee is charged to the Seller. But, if a rush is required, the normal fee should be charged to the seller - and any excess should be charged to the buyer since the buyer's lender caused the delay and need for the rush order. FirstService Residential to order an estoppel please visit their website <https://www.fsresidential.com/florida/resale-and-lender-documents>
8. Closing: Please have new owners call for an appointment to get Social Membership Access Card and Window Decal (Process takes one hour) - Community Association Manager 352-588-9266, appointments are Monday to Friday 9:30am - 4:00 pm
9. Rental information contact Community Association Manager 352-588-9266.

10. Estoppel Fee: Estoppel fee is charged to the Seller. But, if a rush is required, the normal fee should be charged to the seller - and any excess should be charged to the buyer since the buyer's lender caused the delay and need for the rush order. FirstService Residential to order an estoppel please visit their website <https://www.fsresidential.com/florida/resale-and-lender-documents>
11. Closing: Please have new owners call for an appointment to get Social Membership Access Card and Window Decal (Process takes one hour) - Community Association Manager 352-588-9266, appointments are Monday to Friday 9:30am - 4:00 pm
12. Rental information contact Community Association Manager 352-588-9266.

VESTA PROPERTIES

Eqret Landing 2023 (Consist of Jenkins Court, Waggle Drive, Duck Hook Court, Collar Drive)

- Assessments: \$289.00 Quarterly
- Includes: Lawn Services
- Age Restriction: One person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year.
- Minimum Rentals must be no less than 90 Days.
- Pet Restrictions: Only 2 pets (household domestic pets) are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers.

VANGARD MANAGEMENT

Pelican Strand 2023 (Gap Wedge Drive, Grass Bunker Drive, Hyannisport Loop, Saunton Drive, Enniscrone Drive, Semiahmoo Loop, Cochiti Lake Drive)

- Assessments: \$91 per month
- Includes: Lawn Service, Palm tree Pruning, Shrub Trimming, mulching biannually, Hardwood tree trimming biannually.
- Age Restriction: one person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 90 days
- Minimum Rentals must be no less than 6 Months
- Pet Restrictions: Only 2 pets (household domestic pets) if both weigh under 50 pounds or one such pet if same weighs over 50 pounds are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers are permitted without the consent of the Approving Party.

The Sanctuary 2023 (Machrihanish Circle, Oxmoor Court)

- Assessments: \$100 per month
- Includes: Lawn Service
- Age Restriction: one person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 90 days per calendar year and cannot be considered a permanent resident.
- Minimum Rentals must be no less than 6 Months
- Pet Restrictions: Only 2 pets (household domestic pets) together under 50 pounds or 1 pet over 50 pounds are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers

B&C COMMUNITY MANAGEMENT

Deer Hollow 2023 (Moshie Lane, Princeville Drive, Golf Cart Way, Dormie Lane, Shinnecock Hills Ln, Cup Drive, Hock Lane, Corey Pavin Lane, Kapalua Way, Twosome Drive, Zeller Avenue, and some of Caddyshack Lane)

- Assessment \$400 Annual
- Age Restriction: One-person aged 55+ must reside in the home. No person under the age of 19 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year - 30 days at a time 40 or younger if a nonjoinder.
- Minimum Rental must be no less than 90 days.
- Pet Restrictions: Only 2 pets (household domestic pets) are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers.

Clubhouse Preserve 2023 (Consist of Belmullet Road, Blackwolf Run Loop, Rough Road)

- Assessments: \$309 Quarterly
- Includes: Lawn Service
- Age Restriction: One Person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period next to exceed a total of 60 days per calendar year.
- Minimum Rentals must be no less than 6 months.
- Pet Restrictions: Only common household domestic pets, as regards to cats and dogs, only two such pets if both weight under 50 pounds, or one such pet if same weights over 50 pounds. No pit bulls.

Eagles Nest 2023 (Consist of Marker Loop and Some of Caddyshack Lane)

- Assessments: \$325 Quarterly
- Includes: Lawn Service
- Age Restriction: One-person aged 55+ must reside in the home. No person under the age of 19 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year.
- Minimum Rentals must be no less than 90 Days.
- Pet Restrictions: Only 2 pets (household domestic pets) are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers.

EnPro Vera Property Advisors

Osprey Lakes I 2023 (Consist of some of Cleghorn Drive, Buncombe Wav, some of Old Tampa Bay Drive)

- Assessments: \$251 Quarterly
- Includes: Lawn Service
- Age Restriction: one person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year
- Minimum Rentals must be no less than 90 Days
- Pet Restrictions: Only 2 pets (household domestic pets) are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers.

QPM – QUALIFIED PROPERTY MANAGEMENT

Sandhill Dunes 2023 (Consist of Fade Court and Chatuge Drive)

- Assessments: \$300 Quarterly
- Includes: Lawn Service
- Age Restriction: one person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year
- Periodically HOA paints the outside of the Villas
- Minimum Rentals must be no less than 90 Days
- Pet Restrictions: Only 2 pets (household domestic pets) are permitted in any unit except with the written consent of the Approving Party. No pit bull terriers.

Hérons Cove 2023 (Consist of Rolling Circle, Tee Shot Drive, some of Cleghorn)

- Assessments: Home \$255 Quarterly - Villas \$294 quarterly (include paint reserve)
- Includes: Lawn Service
- Age Restriction: One person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year
- Minimum Rentals must be no less than six months
- Pet Restrictions: Only common household domestic pets, as regards to cats and dogs, no one pets over 50 pounds, or two such pets both pets together weight no more than 50 pounds. No pit bulls.

Osprey Lake II 2023 (Consist of Alamance Drive, part of Cleghorn Drive, Coharie Loop, some of Old Tampa Bay Drive, Snap Hook Drive)

- Assessments: \$270 Quarterly
- Includes: Lawn Service
- Age Restriction: one person aged 55+ must reside in the home. No person under the age of 22 shall reside in the unit except for a period not to exceed a total of 60 days per calendar year
- Minimum Rentals must be no less than 90 Days
- Pet Restrictions Two household pets are allowed per home. All household pets must be on a leash when outside and all excrements must be removed and disposed of in owner's residence. Pit Bulls, Rottweilers, Dobermans, or other mixed aggressive dogs that are deed a nuisance may be removed.

