



Web Site: <http://tamaron-hoa.com> Email: HOA@tamaron-hoa.com

Deed Restrictions

The final step in revitalizing the deed restrictions was completed on February 27, 2020. On that date, the state approved deed restrictions document was filed with the county making them once again effective. Notice of the reactivation of the restrictions and a copy of the documents were mailed to each homeowner. Board members and volunteers did the copying and mailing. By doing this task ourselves, we saved around \$3,000 compared to what the HOA was charged for in the first mailing in August 2019.

With the revitalization completed, we are beginning to enforce violations once again. We have made changes to the rules of notifications of violations. All notifications of violations will require the approval of three members from either the Violations Committee or the Board of Directors. Violations will be addressed via letters mailed to residents that are in violation of the deed restrictions.

We are looking for people to volunteer to be on the Violations Committee. If you are interested, please email us at HOA@tamaron-hoa.com.

If you see any violations or you believe you have discovered something that could be in violation of Tamaron restrictions or County Statues, please go to the Tamaron website – Home Owners – Report Non-compliance (<https://tamaron-hoa.com/report-non-compliance/>) to report the potential violation. Some examples are trailers or commercial vehicles, disabled cars parked in driveways, and vehicles parked consistently on the grass (not just a few inches).

Board Changes

Michelle Hummel has resigned from her position on the board effective April 21, 2020.

At the April 7, 2020 board meeting, John Randazzo was relieved of the position of a board member for not attending three consecutive regularly scheduled meetings.

The board would like to fill these two empty board seats. We will be looking at candidates at the next in person board meeting. The board will be looking to have one of the seats also take on the officer position of Treasurer. If you would like to be considered for one of these positions, please email HOA@tamaron-hoa.com so we can notify you personally of that board meeting.

Garage Sales and Meeting Cancellations

Because so many of our friends and neighbors are in the vulnerable category for exposure to the highly contagious Coronavirus, we took the action of canceling the garage sale originally scheduled for April 17-18. We also cancelled the general member meeting that was scheduled for March 26 and March 28 at Sarasota Community Church on the topic of deed restrictions. It is unclear when social distancing will no longer be necessary, but when it is appropriate we will reschedule them.

Because of these precautions, we are holding board meetings via teleconference. The next board meeting is scheduled for May 5, 2020 at 6:30 PM. Everyone is invited to participate in the call. If you wish to do so, send an email to HOA@tamarin-hoa.com to get instructions about joining the teleconference. Notice of board meetings and the agenda are posted at least 48 hours before the meeting on the notice board at the entrance to the Preserve.

Bugle Distribution

The directors' goal has been to provide complete, detailed, and timely information on activities and proposals involving the HOA. We have had a challenge in actually getting work done and getting organized while still being on a learning curve. We have found that it is impossible to provide the community with as much information as we would like you to have while depending primarily on the Bugle. Hence, we are making the shift to go digital.

We will continue periodically to produce a paper version of the Bugle for those members who do not have internet access, but the content of the paper version cannot be as complete, detailed and timely as that available on the Tamarin website and email.

We are in the process of uploading actual meeting minutes, monthly financial reports, meeting notifications, directory information, and other news and updates on the Tamarin website. In addition, if we have your email address we can send you in real time notices and information as we get it.

If you are not getting emails, please go to the website Tamarin-hoa.com then on the menu go to Homeowners then register and register on the website. You will then start to receive the emails. You can also email HOA@tamarin-hoa.com and we can add you to the email list.

If you do not have access to internet service to access the website or for email, and wish to continue to receive a paper copy of the Bugle, please complete the slip below and return it to 1636 Fleetwood Drive. There is a plastic box by the front door for this purpose.

Request for email Version

Name: _____

Email Address: _____

Address: _____

Request for Bugle Paper Version

Name: _____

Address: _____

Directory Update

Contact information submitted following the request that we mailed out was received from only about 50% of homeowners. This is not enough of a response to enable us to update the directory with any reliability and to justify the printing and distribution costs. Therefore, we will not be distributing a printed revised directory, but will have a section on the website with the information that we have on members who have given us permission.

Grant Proposal Submitted

Tamaron residents Drs. Vana Prewitt and Donald Cordes wrote and submitted a grant proposal on March 1, 2020 to Sarasota Bay Partners Estuary Program on behalf of our community. The application focuses on educational materials for all residents on actions to take to improve Tamaron pond water quality, introduction of native plants and low maintenance landscaping, and improvement of the Preserve. If funded, the grant would cover purchase of equipment and supplies need for improvement and maintenance of the Preserve.

We were advised on March 30, 2020 that SBPE boards will not be meeting in person this spring because of the pandemic, but are transitioning to online meeting software and anticipate notifying applicants of their award status after September 8, 2020.

Proxy Ballet Results

In December, homeowners were mailed ballots to vote on two items: rollover of remaining funds from FY 2019 for use in FY 2020, and approval of the budget proposed for FY 2020.

As of April 20, 2020, homeowners returned a total of 121 ballots.

Results of voting:

Rollover of Funds

Yes 120

No 0

Not voting 1

2020 Budget

Yes 118

No 1

Not voting 2

Both items were approved.

Certifications for Board Members

In February, board members Ron Netko, Karen Walters, Amy Davidson, and Kirk Groome attended free seminars sponsored by Core Marketing Solutions, Inc to meet the legal requirement for certification of HOA board members. These board members now have met the certification requirement.

We All Need To Be Good Neighbor

The HOA is receiving an increasing number of complaints regarding dogs in public areas including streets and sidewalks not on leashes and owners failing to pick up waste from the animals. Complaints seem to be centered around Oak View, Basswood, Springwood and Lemonwood. Please be a good neighbor and act responsibly to keep dogs on a leash and to pick up after them. Not only is it that being a considerate neighbor but complies with Sarasota County Code section 14-41 requiring animals to be on a leash.

Also with so many people staying at home there are a lot more people walking in the neighborhood. We have many people that are parking on the sidewalk. There is a state law for Parking, Stopping or Standing a Vehicle On a sidewalk. F.S. § 316.1945(1)(a)2. Please don't park on the sidewalk as a lot of your neighbors are using the sidewalks.

Preserve Update

Late this month we were able to trim 24 large palm trees in the preserve that had not been trimmed in quite a few years. Board president Kirk Groome rented a bucket lift to do tree work on his own property and finishing that project early, used the lift to do work in the preserve before returning the lift. Volunteers Donald Cordes and Iris Nusbaum worked along with Kirk for the better part of a day. Their efforts saved the community several hundred dollars in equipment rental costs to do the trimming. We are looking into alternatives to see if the county will do pick up of the debris, vs hauling it away, vs rental of a chipper/shredder.

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Community Standards Survey and Review

We would like to thank the members of the Community Standards Committee for their time and hard work to develop a draft of the Community Standards to update the deed restrictions. The members are Laurie Robson, KC Walensky, James Myers, Allen Eash, Susan Flanegin, Dawn Paterno, Paula Haigler, Kirk Groome, Ron Netco, and Suzanne Naiman.

The members worked hard to create a first draft of what they believe the majority of the homeowners would like to see in the new Community Standards. The committee reached out to many homeowners to get feedback and ideas during this process. There were disagreements within the committee as to some areas of the Community Standards, but the members worked together to develop an encompassing draft of the Community Standards. We know with 499 homeowners not everyone is going to agree on all of the Community Standards, but the committee is trying to bring a good balance reflecting what the majority of the homeowners want.

The committee would like your feedback as to the proposed Community Standards to see if they reflect the homeowners' feelings. We had scheduled two general meetings, but with coronavirus, they have been postponed. We would like to hear with feedback on the website whether you like the proposed Community Standards or feel there needs to be some changes.

The proposed Community Standards are posted on the website at <https://tamaron-hoa.com/category/community-standards>. They are also included in this letter. This area of the web site is to review the proposed Community Standards and leave comments. The sections of the Community Standards are broken down by topic to keep comments of a topic together. Please review all sections and make comments in sections where relevant. You can also provide comments by email to HOA@tamaron-hoa.com or mail.

Most of the language in each section is explaining the idea of what is the intent of the standard. There are a few sections that the committee referenced and copied community standards from other developments. References to current restrictions are the current Deed Restrictions for Unit 5 (there is a link to this in the first section). If you have questions, please leave a comment and the Community Standards Committee will respond.

Once the members feel the standards are reflective of what the community of homeowners want, the committee will then work with the attorney to prepare a legal document for final approval by the homeowners.

Please use this to provide feedback to the Community Standards Committee. This is just a DRAFT of topics to get feedback from the community and better understand what the homeowners want. The committee members will be using your feedback to update and define the different topics in the Community Standards that will become the deed restrictions.

Rules for providing Community Standards feedback:

1. To add a new discussion topic, please email HOA@Tamaron-HOA.com
2. To reply to a topic, you need to be logged in to the website.
3. Be polite, civil, and respectful. Comments deemed inappropriate may be edited or removed. Feedback is individual community members' opinions and if you do not agree with their opinions, you can still respect their opinion.

Thank you,

Tamaron Community Standards Committee

Draft Community Standards

1. Fencing
 - a. Type approved
 - i. Wood
 - ii. Vinyl
 - iii. Decretive metal – approved by board
 - iv. Plant - hedge
 - b. Location
 - i. From the back structural wall to any lake is not allowed
 - ii. A fence may not extend past the structural wall of the house that is facing a street.
 - iii. Plus what is in the current restrictions for all 5 units
 - c. No fence higher than 6'
2. Exterior Community Wall
 - a. This wall is to be maintained by the homeowner
 - b. The homeowner grants permission to the HOA to do maintenance on the wall
 - c. The homeowner may not remove the wall without permission from the HOA board
 - d. The homeowner needs approval from the HOA to paint the exterior of the wall
 - e. No Fencing maybe placed adjacent to the wall
 - f. Plantings and trees need to be keep trimmed off the wall
 - g. Any changes to the wall need to be approved by the HOA
 - h. If the wall is damaged you have 90 days to get it repaired
3. Rentals
 - a. All rentals need to be approved by the HOA board
 - b. Before a home can be rented there should be a 1 year waiting period of ownership
 - c. Rental term minimum should be no less than 1 year. However, if the owners live in Tamaron seasonally, they may petition the Board for special circumstances, such as renting the home to others for a six-month block while they are not in residence.
4. Purchases of home
 - a. All home owners need to be approved by the HOA board
5. Animals
 - a. No reptiles, birds, livestock, poultry or animals shall be raised, bred, or kept on any Parcel in any Dwelling Unit or on the Common Area, except domestic canines and felines as household pets and ornamental birds in cages. No animals are to be kept, bred or maintained for any commercial purpose and none shall be allowed to become a nuisance to other Residents of the neighborhood. No animals shall be allowed to create noise audible on any adjoining Lot to such an extent as to be offensive to a person of ordinary sensitivity. Pet owners shall not allow any pet to enter upon any other Parcel, leave any droppings or otherwise disturb the Common Areas. Pet owners must have with them when they are walking their pet when not on their own Parcel, a means to remove droppings and dispose of them in a sanitary manner and must in fact do so.
 - b. All pets, when outside the home, are required to be on a leash except in the Owner's fenced-in yard
 - c. Any animal that has attacked a person or an another animal shall be removed from the community
6. Vehicles
 - a. Current Restrictions - **VISIBLE PARKING OR STORAGE**. With the exception of family-type non-commercial automobiles, no vehicle of any kind shall be parked or stored except inside an enclosed garage. This restriction includes, but is not limited to, trucks, trailers, mobile homes, boats, racing cars, or commercial equipment. It does not

prohibit the parking of commercial vehicles during the performance of construction, repair, or regular performance of service functions of the tradesman or owners operating same, but such parking must be limited to the actual time during which such services are performed. No vehicle shall be parked on any part of the property except on paved streets and paved driveways.

- b. Current restrictions update
 - i. Update (except pickup trucks of 7,500 pounds or less weight rated capacity)
 - ii. Update to better define commercial
 - iii. No company signage on vehicle
 - iv. No ladder racks
- c. Parking
 - i. No parking on grass only on driveways and roadway
 - ii. No overnight on street
 - iii. No parking on sidewalks
 - iv. Must be in working order and have valid tags

7. Signs

- a. Current restrictions - No advertising signs shall be displayed with the exception of a For Sale signs not exceeding 24" X 24"
- b. Update for any sign that the HOA uses to promote Yard of the Month, Best Yard, Holiday Light Contest and Membership Meeting or HOA Business are allowed

8. Dangerous Materials

- a. No owner shall store, keep or dispose of any flammable, combustible, explosive, hazardous or toxic fluids, chemicals or substances except those sold and required for normal household use.

9. Window and Window Treatments

- a. Tinted/reflective material may be used. No Owner shall install or maintain aluminum foil on any windows or glass doors. Boards may not be placed over windows unless (temporarily) for hurricane protection. Windows and window treatments must be maintained in good condition. No Owner shall install nor allow to be installed any window mounted or through the wall mounted air conditioning unit.

10. Commercial Activity

- a. No business or commercial activity of any kind shall be conducted on or from any lot nor in or from any residence except as provided herein. Nor may the address or location of the residence or Association's name be publicly advertised as the location of any business or commercial activity. This restriction shall not be construed to prohibit any owner from maintaining a personal or professional library, from keeping personal business or professional records in his/her residence, or from handling personal, business or professional communication and written correspondence in and from his/her residence. Parcels may not be used for commercial or business purposes, including, without limitation, caring for children or adults or any use that requires an occupational license. Occupants may use parcels for "home office" or "telecommuting" purposes, if such uses do not involve customers, clients, vendors, employees, or subcontractors coming onto the property, the posting of any signage in the community, the storage of equipment, products, or materials in the community. Such uses are expressly declared customarily incident to residential use.

11. Structural Changes

- a. No structural additions or alterations may be made to any improvements on the lot without the approval of the Architectural Review Committee or Board, other than erection or removal of non-support carrying interior partitions wholly within the home and other than the interior work done in a dwelling unit, which is not visible from the exterior.

12. Sheds

- a. Current deed restrictions
 - b. Can be built with the approval of HOA
13. Roofs
- a. Current deed restrictions for Unit 5
 - b. Update to allow metal roofing
14. Sidewalk and Driveway
- a. All sidewalks and driveways shall be constructed with concrete, concrete pavers or brick
15. Garbage Containers
- a. Garbage or trash containers, recycling bins, oil tanks or bottle gas tanks must be placed so they shall not be visible from the streets or from other parcels. Garbage or trash containers and recycling bins must be stored in the garage, or within a fenced area adjacent to the side or rear of the dwelling unit. The subject fence must be four (4) feet high and made of solid wood or vinyl. In lieu of a fence, hedges may be installed. Hedges must be at least four (4) feet high and kept trimmed so that they do not exceed six (6) feet in height. board approval is required for fences and hedges constructed pursuant to the criteria contained herein. If approval of the Board is not obtained, the Owner/Resident may be subject to a fine by the Fining Committee. Garbage or trash containers and recycling bins may be placed out for collection no more than eighteen (18) hours before pickup and must be retrieved and put away out of view within eighteen (18) hours of pickup.
16. Maintenance of Parcels by Owners
- a. Subject to the duties and obligations of the Association described herein, every owner must keep and maintain his/her parcel, including, but not limited to, the dwelling unit and its improvements and appurtenances, at his/her expense, in good order, condition and repair, and must perform promptly maintenance and repair work on his/her lot and dwelling unit. In this regard, each owner shall be responsible for the maintenance, repair and repainting and shall keep same in a neat, clean and orderly fashion. Owners of property whose lots abut a lake designated as a common area shall maintain the lawn within the area bounded by the rear lot line and lines formed by extensions of the side lot lines.
17. Require Casualty Insurance.
- a. This is just the same as homeowners' insurance required by a mortgage company.
18. Rebuild and Clean Up Requirements.
- a. 6 months if damaged or 1 year if home is a total loss.
19. Natural Disaster exempt of some restrictions
- a. For 90 days after a natural disaster has caused significant damage to a propriety RV parking, windows and window treatment, roof section, garbage containers, and maintenance of parcels.
20. Pools
- a. Must be maintained and kept in working order
 - b. Must be fenced or caged in
21. Mandatory HOA
- a. When a home is sold the new homeowner is required to be a member of the HOA and the HOA will have the ability to fine and lien. This does not affect current homeowners.