

TAMPA PALMS OWNERS ASSOCIATION
POLICY ON ENDORSEMENT OR RECOMMENDATION OF CONTRACTORS:

The Board of the Tampa Palms Owners Association does not make recommendations or endorse any contractor to perform work in the community. Any contractor stating that he or she is "approved by" or "recommended by" the Board is not telling the truth. This policy does not forbid lists of recommended contractors by private individuals or organizations within the community; however, contractors included on such lists are neither recommended nor endorsed by the Board.

Adopted this 18th Day of February, 2020

For the Board

 Tracy M. Felker 2/18/2020

TAMPA PALMS OWNERS ASSOCIATION
POLICY ON ENFORCEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS

1. The Tampa Palms Owners Association, as all such associations in the state of Florida, is formed to maintain community-wide standards for the appearance and use of property as set forth in the Declaration of Covenants, Conditions and Restrictions for the Tampa Palms Owners Association (<http://www.tpoa.net/Rules.html>). By example and not by exclusion, items such as painting, landscaping, construction noise outside city-authorized operating hours, parking, and condition of roofs and mailboxes fall within the purview of the Association. No Florida homeowners association is a law enforcement agency. Actions that constitute violations of law or regulation, including violence, assaults on person or property, or removals of animals are not homeowner association matters. Such matters are strictly within the purview of law enforcement or regulatory agencies (including, for example, police, animal control, and code enforcement). The Tampa Palms Owners Association will not be substituted for them, or insert itself into matters under their purview. If a verified non-emergency complaint of violation of a condition, covenant or restriction that involves matters of a law enforcement or regulatory violations is made to the TPOA, the offending owner will be notified by the Association only of the covenants violation; however, it will be the obligation of the person reporting the violation to notify the appropriate law enforcement agency, and to follow up on the complaint. If the situation is an emergency, the person aware of it bears the responsibility to notify law enforcement immediately. In any such matters the Association will inform the parties of the proper agency to which reports are to be made, and to inform them of the Association's proper role; however, it and will not engage in or be drawn into any side in disputes among neighbors.

2. Inspection of Premises: The Association's Property Managers routinely inspect the portions of properties visible from the streets within the community for compliance with the standards set forth in the Declaration of Covenants, Conditions and Restrictions for the Tampa Palms Owners Association (<http://www.tpoa.net/Rules.html>). Back yards or other portions of a property not visible from the street are not routinely inspected. However, if a condition on a portion of a property not visible from the street comes to the attention of a property manager, particularly if supported by photographic evidence, or if the reported condition of the property reflects potential danger of injury to persons, a property manager may visit any portion of the property during business hours to verify the report. Owners not in compliance will be notified of verified violations in accordance with the Association's adopted procedures for handling violations. The Association will not engage in disputes among neighbors over covenants violations, or allow itself to be dragged into them.

3. Violations Reported By Residents: The Association's Property Managers will investigate violations of covenants, conditions or restrictions reported by owners (<http://www.tpoa.net/Rules.html>). However, Property Managers must observe any violation of such before any fining procedure may be invoked. Property Managers may take action regarding alleged violations that are accompanied by both the address and evidence such as date/time stamped photographs that provide sufficient detail to identify both the alleged violation and its location. Reports of repeated violations accompanied by such evidence may result in written notice that such a violation has been reported. Reports of violations that are not accompanied by the address or location will be ignored. The Association will enforce its rules, but will not engage in or be drawn into any side in disputes among neighbors.

Adopted this 18th Day of February, 2020.

For the Board

 2/18/2020