



The Plantation

Dear Plantation Homeowner(s):

www.plantationtampahoa.com

Welcome to your new neighborhood! As a homeowner, you are member of Plantation Homeowners, Inc, the Homeowners Association for your community. The following is official information for the Association and is provided in an effort to answer some of your questions regarding Plantation.

Mailing Address: Plantation Homeowners, Inc.
11480 Plantation Blvd.
Tampa, FL 33624

Official Website: www.plantationtampahoa.com *Note: This is the only official website for the Association. Information and contacts on other sites are not official and may be misleading.*

Telephone: (813) 969-3991 [If transferred to voicemail, leave name, address & message]

Manager: Ron Trowbridge

General Email: office@plantationhoa.com

Regular Hours: Monday – Friday 9:00 a.m. – 5:30 p.m.

Emergency: For fire, health emergency, or criminal activity, call 911

HOA Courtesy Patrol: For assistance, call (813) 376-8833

Board of Directors Meetings

Notices will be posted at the community marquees, bulletin board, and on the website prior to the meeting.

Community announcements/official notices are posted on the clubhouse bulletin board and on the website, both official sites for documents and notices. Also, the marquees are used for topic notices.

Alterations:

Exterior modifications to your home and property require Architectural Committee (ACC) approval. Modifications requiring approval include, in part, exterior paint color and scheme, siding, re-shingle, roofing, additions, fences, lanais, lanai enclosures, swimming pools, pool enclosures, decks, patios, sheds, driveways, major landscaping. Fences and repainting colors for the home are restricted.

Trash Collection:

Hillsborough County Solid Waste utilizes contract haulers for household garbage, yard waste pick-up, and recycling pick-up. Republic Services of Florida, (813) 265-0292, is the current contractor for this neighborhood. Household garbage is picked up on Wednesday and Saturday. Recyclables and yard debris are picked up on Wednesday. Contact County Solid Waste Disposal at 813-272-5680 directly for answers to any questions you may have regarding service or to schedule special pick-ups. Trash containers, recycle bins, and yard debris may only be displayed at the end of driveways between 6:00 p.m. the day prior to pick-up until 6:00 p.m. the day of pick-up. Large items such as refrigerators, furniture, boxes, etc. require special pick-up arrangements. Call County Solid Waste at (813) 272-5680 for arrangements. See HCFLGov.net/Trash.

Yards/Lawns:

Yards within the community are required to be routinely mowed, trimmed, and edged. Landscaping beds should be free of weeds or grasses and adequately mulched. Curbs and sidewalks must also be edged. No rubbish may be displayed upon any lot.

Mailboxes:

Mailboxes should be kept clean and free of mildew. The entire mail box structure including the post must be maintained.

Vehicles:

No parking on the grass. No repairs to vehicles. No boats/trailers. RVs and Commercial Vehicles are size restricted and may not be parked on the street. Displayed vehicles must be properly tagged and operational.

Exterior Property Maintenance:

Home, improvements, and lots must be maintained in good condition with repairs performed timely as necessary. Exterior surfaces must be cleaned of dirt and mildew.

Animals:

Only dogs, cats and regular household pets permitted. No more than three dogs and/or cats. Leash law in effect. Clean up after pets!

Association Assessments:

Association assessments are \$ 79.61 per month payable on the 1st of each month. A late fee is assessed when payment are received after the 15th of the month due and interest is attached after 30 days. In addition, Bellefield Village residents are assessed an annual fee due Jan 1 of \$ 70.35 for parking lot reserves. If you experience difficulty with your payments, contact the management office immediately for possible arrangements. Remittance coupons are distributed to homeowners prior to each new year,

Association Governing Documents:

You should have received a complete set of the Association Governing documents either from the seller or a realtor. Governing Documents, Rules and Regulations, and Architectural guidelines are available on the HOA Website, the official site for these and other documents.

Homeowner Website Portal:

Homeowners desiring portal access should apply on-line for password access through the HOA website.

RENTALS ARE RESTRICTED:

The legal limit on the number of rental homes has been reached. No additional rental homes are permitted at this time. Current rental homes upon sale may not be rented. Contact the office for additional information.

Sincerely,

PLANTATION HOMEOWNERS, INC.

Ronald S. Trowbridge

Ronald S. Trowbridge, CAM
Association Manager