

FREQUENTLY ASKED QUESTIONS (FAQ)

OLD HARBOR PLACE (A DEED RESTRICTED COMMUNITY)

1. How do I raise an issue or make a complaint?
 - a. You can always contact our property management company representative (Sentry Management, Amanda Fischer, 727-799-8982, ext. 53021) or your Board of Directors (BOD) see the OHP website, <http://www.oldharborplace.com> for BOD members.
2. Can I attend the BOD meetings?
 - a. Yes.
3. If I paint my house the same color, must I submit an ACC request?
 - a. Yes. Any changes (i.e. permanent in nature) requires an ACC request and approval prior to start of any work. Note: Appropriate permits must still be obtained.
4. Where can I find a copy of the ACC request form I need to submit for planned work or exterior changes?
 - a. Download the form from the OHP website, <http://www.oldharborplace.com>.
5. How long does it take for the ACC to approve or disapprove my ACC application?
 - a. Typically an answer is received within 1-2 weeks.
6. If I plan to do a major landscape to my yard, must I submit an ACC request?
 - a. Yes. Any changes (i.e. permanent in nature) requires an ACC request and approval prior to start of any work.
7. Can I replace my roof with any type of roof on my home?
 - a. No. "The roofs on all dwellings shall be covered with concrete tile, cedar shakes or a minimum 240lb., 25 year, fungus resistant, architectural dimensional shingle". (Source: CCR, Art. VI, Sec. 5, p13).
8. Can I put a storage shed on my property?
 - a. Yes, it is permitted but only with ACC approval. No permanent fixture can be built/installed on your property without an ACC request and approval.
9. Can I replace my mailbox with any type?
 - a. Yes, it is permitted but only with ACC approval. Mailboxes shall be of the type consistent with the character of Old Harbor Place, as approved by the Committee. (Source: CCR, Art. VI, Sec. 7, para. 2, p. 15)
10. Are clothes drying devices such as lines, poles, frames, etc. permitted?
 - a. No, unless concealed completely from public view behind an enclosure or fence.
11. Where must I store my garbage and other waste containers?

- a. Garbage and waste containers must be kept within an enclosure or properly screened out of sight from the front or side street, except when placed at a designated pick up the day prior. (Source: CCR, Art. VI, Sec. 7, para. 7, p. 16)
- 12. Can I erect a fence, wall or hedges?
 - a. Yes, but an ACC request must be submitted and approved. All fences, walls, and hedges must be approved by the Association and appropriate governmental agencies/entities if required. Hedges can be grown no higher than three (3) feet in area between the front property line to the front building setback line. No fence of any type permitted between the front property line and the front of the house. No fence, wall or hedge shall exceed six (6) feet in height. No chain link fences permitted. (Source: CCR, Art. VI, Sec.8, para. 1-4, p. 16)
- 13. Can I erect towers, poles, etc.
 - a. No. No towers or poles are permitted. Except for basketball goals, installation and use of playground equipment shall be limited to the rear of each Lot only and not closer than five (5) feet to property lines. Please submit an ACC request to avoid an infraction. (Source: CCR, Art. VI, Sec. 13, para. 1-4, p. 17)
- 14. Can I let my pet run free without a leash?
 - a. No. You are not permitted or allowed your pet to stray, run, be, go or in any other manner without a leash. (Source: CCR, Art. VI, Sec. 9, para. 2, p. 16)
- 15. Is shooting of fireworks, firearms, or pyrotechnic devices of any type or size allowed?
 - a. No. (Source: CCR, Art. VI, Sec. 15, para. 1-5, p. 18)
- 16. Can I post signs in my lot (yard)?
 - a. "No sign of any kind shall be displayed on any residential Lot, except one professional for sale, lease or rent sign measuring no more than four square feet....". (Source: CCR, Art. VI, Sec. 10, p. 17)
- 17. What recourse do I have if the ACC does not approve my request?
 - a. While the BOD has found there is not a clearly defined and document appeal process, the homeowner may address the BOD members to seek redress. The ACC upon denial, may recommend a solution. The homeowner may resubmit the ACC request with modifications and/or ACC recommendation. The homeowner may also appeal to the BOD for a hearing. *{Note: The BOD is currently documenting and refining ACC procedures. There may be some changes to the answer to this FAQ in the near future}*
- 18. What is the consequences of not getting the ACC approval prior to starting and completing my exterior project?
 - a. The ACC is entitled to stop any addition and alteration made without prior written approval and may require the addition and/or alteration to be restored to the original condition at the owner's expense. (Source: CCR, Art. VI, Sec. 2, para. 1, p. 11)
- 19. Does the Architectural Control Committee (ACC) have the power and discretion to approve new structures, landscaping schemes and repairs, etc.?
 - a. Yes. "To insure a community of the highest quality, the Committee reserves the power and discretion to approve all new buildings and structures, landscaping

schemes and repairs or improvements.... No building , fence, wall, driveway, swimming pool, recreational courts, or any structure regardless of size or purpose, whether attached to or detached from the main dwelling, shall be commenced.....unless plans have been approved in writing by the Committee.” (Source: CCR, Art. VI, Sec. 1, para. 2, p. 11).

20. Can the Home Owner Association (HOA) put a lien against my property because of failure to be compliant in accordance with the CCR?
- a. Yes, only after due legal proceeding and after proper attempt and notification to homeowner to resolve the issue or pay the assessment. ”. (Source: CCR, Art. V, Sec. 8, p. 10).
21. If I sale my property will I still be responsible for any assessment or lien?
- a. Yes. The lien of the assessments shall be “superior to all other liens except for tax liens and first mortgage liens, and municipal utility and assessment liens, provided mortgage liens are first liens against the property encumbered”. (Source: CCR, Art. V, Sec. 9, p. 10).