

To our Neighbors:

Recently we have received questions concerning the “Codes Covenants & Restrictions” (CCRs) from many of you and I would like to take this opportunity to address some of your questions and concerns.

Most of the questions are about fines. So let me address this first. Assessing fines is a means to an end to achieve the goal of keeping the neighborhood in a desirable condition. The board does not want to cause any financial hardship to anyone, and we do not want to enrich the association. On the contrary, this board has done and will always do our best to keep dues to a minimum, and our expenses down, as this affects us all. Again, the goal here is the condition and aesthetics of our homes and community.

Many of you are very diligent in keeping your property in pristine condition. As a neighbor and as a board member, **I can speak for the entire board, we appreciate that and thank each of you.** However, we have had the occasion when homes, yards, and especially flower beds are not kept as they should be. Many times, it’s the same residents who repeatedly have not brought the property into compliance.

When you receive a letter stating that your property needs attention, please correct it as timely as possible. Not doing this puts you at risk of receiving a fine. If you have extenuating circumstances, please give us a call as communication is the key. The board will do all it can to work with you on your circumstances. We may even be able to help.

If you have lawn service and sometimes an inspection comes up in between maintenance, just notify the property manager and she can make a note on your property. This will avoid any unnecessary letters. Inspections are twice a month, but if you have a lawn service, she can inspect your lawn every other time.

Also, please remember according to our CCRs, “Any exterior change requires an ARC approval.” Please take the time to request this via the homeowner portal, and 99% of the requests are approved. If you don’t use the portal, give us a call, we will make sure Curt, our ARC Chair gets the request, or you can email him directly. This is part of keeping the condition and aesthetics of our community as desirable as possible.

Let’s talk parking—why is this a problem? Is it illegal to park on the street? No, unless restricting emergency vehicle access. **Is it against the CCRs? Yes, so why?** When our planned community was built the streets were made very narrow. So street parking makes it difficult to get down the street, if two vehicles are parked across from one another, you cannot get in between them. Cars parked on the street can obstruct vision if you are turning on to another street in our neighborhood. Also, if you are parked on one side, then other residents have trouble backing out of their driveways as there is just not enough room, especially for larger vehicles. Street parking can also block mail delivery.

Why not park in the cul de sac? 2 reasons: First, school buses, and emergency vehicles need somewhere to turn around. Second, the CCRs state no parking on the street, and all CCRs must be applied equally.

If small children run out in the street, as children sometimes do, you can't see them if they run in the street in front of a parked car. I experienced this myself in our neighborhood. Also, because the streets are so narrow, if there are parked vehicles on the street it will make it difficult for emergency vehicles to get by. If it's your family, and seconds count, it will matter very much to you if first responders get there as quickly as possible. Here in Pensacola, a couple of years ago in another HOA neighborhood, a house burned down completely and there were so many cars on the street the fire truck could not get to the home to put the fire out. People were frantically knocking on doors to see who was parked on the street. Is it worth the risk to save a little inconvenience and not to shuffle cars around?

We realize there are family get togethers, graduations, wedding/baby showers etc. so there are times when parking on the street is unavoidable. If your driveway is empty, please park cars there as many as you can. If you have extenuating circumstances, communication is key. Many times, a phone call or text message to a board member or the property manager is all that is needed to avoid any action and will save you some aggravation.

Commercial vehicles, trailers, boats, RVs, etc. are not to be stored on a lot. These are prohibited in the CCRs unless they can be fully housed inside the garage and the garage door closed.

We have been asked about Commercial vehicles in the neighborhood, and these are allowed to park on the street if they are attending to repairs in your home, servicing or making deliveries. These vehicles are allowed and of course they are temporary, not permanent parking vehicles in the HOA community.

Dreaded trash cans—let's talk about those. Yes, according to the CCRs they must be screened away from view when not being set out for pick up. Trash cans can be unsightly and are certainly odorous. Again, this is in keeping with the goal of an aesthetically pleasing community.

They are also supposed to be put away after trash pickup day. But did you know not only is that part of the CCRs but is also a county ordinance. This is a quote from Escambia County. *"To maintain the appearance of your neighborhood, place the container out for collection no later than 6 a.m. on your collection day and remove it from curbside no later than 6 a.m. the day after collection."*

Trash cans can be tipped on their sides by the garbage collector and roll down the street or in someone else's yard. Sometimes that can't be avoided. However, if left out they could be blown around in some of the many pop up storms we are accustomed to in our area and end up in the same manner, and could even strike another car, which can possibly be avoided if put up.

Again, there can be extenuating circumstances, however, 99% of the time we all get the trash cans out in time for pickup without incident, and we should be able to get them put up timely as well. I have spoken to many neighbors who have had to have cans replaced or picked up when one moves.

ECUA then tells them to leave them out because they don't normally have set times to pick up the cans. A simple phone call or text message communicating to a board member, or the property manager will avoid unnecessary letters and aggravation to the homeowner. If you are going to be out of town, and need help putting the trash can up, let us know and we'll put it back for you or ask one of your neighbors to help you out.

In closing, I want to say this, serving on the board is not always easy, but we all live here and share a common goal that is to keep our neighborhood beautiful and our property values up. Of course, these things are always in the eyes of the beholder. Some think trash cans on the street are okay, some do not. Some are ok with parking on the street, and some are not. Some think the CCRs are too restrictive, and others think they are not strict enough.

So as a board and an active HOA where does that leave us? It leaves us with the documents (CCRs) which were established when our community was built. To be fair and to serve each of you equally, we follow our governing documents to the best of our abilities.

Please know that every board member here is of the same mind, and that there is no agenda, only a goal of making our neighborhood the best it can be. We will work with everyone here and answer whatever questions you have.

If you have any questions or are not sure of what the CCRs say, please feel free to call me, my number is 850.393.5113. You can also talk to any of the other board members. A copy of the CCRs can be found in two places, on your homeowner portal or on our website Floridianhoa.com, or you can ask any of us for a copy.

It is a privilege and an honor for this board to serve the community we all share.

Respectfully from the Board,

Irene Horton

[Signed]

Irene Horton, President, Floridian HOA

Cc: David McLemore, Vice-President

Curt McEneaney, Secretary & ARC Chairman

Terrence Tate, Member at Large

Residents of the Floridian HOA Community