Welcome To Arlington Woods!

This packet provides useful information we thought would be helpful with your move!

- Arlington Woods HOA Board -

Our website provides more info,
Meeting Announcements,
Community News, and Insights
Kindly create a profile as soon as you can!
arlington-woods-hoa.com

If you have any questions you may contact us through our email:
HOAboard@arlington-woods-hoa.com

Thank you for choosing our community for your new home!

ARLINGTON WOODS HOA
BOARD OF DIRECTORS

Tom	Jost	Director / President
Kaitlyn	Downing	Director / Vice President
Dennis	Work	Director / Secretary
Lillian	Quinones	Director / Treasurer
Samantha	Santos	Director / Website Manager
Barbara	Feliciano	Director / Property Modification
Mardi	Lange	Director

JOIN OUR COMMUNITY!

www.arlington-woods-hoa.com

Stay in the loop and receive communications by registering on our community website.

1. Get started by visiting the community's website and clicking on the "register" link displayed in the upper-right-hand corner.
2. You will need to provide some basic information about yourself, like your name, email address, and cell phone number.
    a. The email address you enter will be used with your password to form your login credentials.
    b. You will have the option to opt in or opt out of email correspondences and sharing/not sharing private info in a few more steps.
3. Additional household members: If there are additional members you'd like to add to your account, you may add them in the "Additional Household Members" section.
    a. Joint members with their own email address will be able to log in and receive communications.
    b. Since an email address is required to log in, members that are added without an email address will not have the ability to log in or receive communications. However, they will be displayed on the directory pages.
4. Once you have submitted the registration form, your account will pend until a website administrator reviews your information and approves or declines the account. Once a decision has been made, you'll be notified via email.
5. Kindly edit your profile information, if you have any questions or concerns about these steps, feel free to contact us at any time!
6. Yearly Assessments and fines can also be paid for through our website, only after signing up

Kindly contact us by email for any additional questions or help!
hoaboard@arlington-woods-hoa.com.

IMPORTANT INFORMATION

NON-EMERGENCY POLICE LINE: 727-847-8102, OPTION #7
IF YOU HAVE AN EMERGENCY, PLEASE CALL 911

PASCO COUNTY WEBSITE: https://www.pascocountyfl.net/

UTILITIES:

ELECTRIC:
(MAKE AN ACCOUNT ONLINE)

WITHLACOOCHEE RIVER ELECTRIC
https://www.wrec.net/
12013 Hays Rd,
Spring Hill, FL 34610
(727) 868-9465
(M-F 8AM-5PM)

SEWER AND WATER:
(MAKE AN ACCOUNT ONLINE)

PASCO COUNTY UTILITIES
https://pascoeasypay.pascocountyfl.net/
PO BOX 2139
11355 DeCubellis Road
New Port Richey, FL 34654
(727) 847-8131
(M-F 8:30AM-4PM)
After Hours Emergencies: (727) 847-8144

GARBAGE & BULK:

(MAKE AN ACCOUNT ONLINE)

REPUBLIC GARBAGE SERVICES
https://www.republicservices.com/residents
8608 Arcola Ave
Hudson, FL 34667
(727) 868-2566
(M-F 8AM-5PM)
CALL FOR BULK PICK UP

PASCO LANDFILL DUMP
14606 Hays Rd,
Spring Hill, FL 34610
(727) 861-3053
(M-SAT 7AM-430PM)

ANIMALS:

PASCO COUNTY ANIMAL CONTROL
19640 Dogpatch Ln
Land O' Lakes, FL 34638
(813) 929-1212
(T-TH 12PM-5:30PM, F-SAT 12PM-6:30PM)

OVERNIGHT EMERGENCY VETERINARY CARE

ANIMAL EMERGENCY OF HERNANDO
8101 Forest Oaks Blvd
Spring Hill, FL 34606
(352) 666-0904
M - F 12–8AM, 5PM–12AM
SAT - SUN OPEN 24 HOURS

ANIMAL EMERGENCY OF PASCO
animalerpasco.com
8740 US-19
Port Richey, FL 34668
(727) 361-6938
M - F 12–8AM, 5:30PM–12AM
SAT - SUN OPEN 24 HOURS

RESTAURANTS NEARBY:

Some YUMMIES for your TUMMIES reccomended by our residents!

PERKINS AMERICAN FOOD CO.
(LOCATION FOR OUR HOA MEETINGS)
perkinsrestaurants.com
4685 Commercial Way
Spring Hill, FL 34606
(352) 596-2223
EVERYDAY, 6 AM - 9 PM

CHILI'S GRILL & BAR
chilis.com
3085 Commercial Way
Spring Hill, FL 34606
(352) 686-2265
SUN-TH 11 AM - 10 PM
FRI-SAT 11 AM - 12 PM

TASTE OF PORTUGAL (COFFEE SHOP)
tasteofportugal.org
7239 Forest Oaks Blvd
Spring Hill, FL 34606
(352) 232-9447
T-SAT 7AM - 4 PM
SUNDAY 7 AM - 3 PM

SAM'S BEACH BAR
samsonthebeach.com
6325 Clark St,
Hudson, FL 34667
(727) 868-1971
SUN-TH 11 AM - 7 PM
FRI-SAT 11 AM - 9 PM

INN ON THE GULF
innonthegulf.com
6330 Clark St #1385
Hudson, FL 34667
(727) 868-5623
SUN-TH 11 AM - 9 PM
FRI-SAT 11 AM - 10 PM

CODY'S ORIGINAL ROADHOUSE
codysoriginalroadhouse.com/springhill
3101 Commercial Way
Spring Hill, FL 34606
(352) 683-8909
SUN-TH 11:30 AM - 9 PM
FRI-SAT 11:30 AM - 10 PM

WHISKEY JOE'S
thewhiskeyjoes.com
7835 Bayview St
Port Richey, FL 34668
(727) 815-1178
SUN-TH 11 AM - 10 PM
FRI-SAT 11 AM - 11 PM

RUM RIVER BAR & GRILL
catcheswaterfrontgrille.com/rum-river
7811 Bayview St
Port Richey, FL 34668
(727) 849-2121
SUN-TH 11:30 AM - 10 PM
FRI-SAT 11:30 AM - 11 PM

HOOTERS
originalhooters.com
3437 Commercial Way
Spring Hill, FL 34606
(352) 666-9225
SUN-TH 11 AM - 9 PM
FRI-SAT 11 AM - 10 PM

THOUSAND ISLAND CAFE
thousandislandcafe.weebly.com
3438 Commercial Way
Spring Hill, FL 34606
(352) 688-4624
EVERYDAY, 7:30 AM - 2:30 PM

GATERS DOCKSIDE
gatorsdockside.com
4329 Commercial Way
Spring Hill 34606
(352) 610-4915
SUN-TH 11 AM - 11 PM
FRI-SAT 11 AM - 12 PM

LAZY LIZARD
www.facebook.com/thelazylizardhb
3192 Shoal Line Blvd,
Hernando Beach, FL 34607
(352) 293-3307
M-TH 11 AM - 10 PM // F 11AM-11PM
SAT 9AM - 11PM // SUN 9AM-10PM

BRIAN'S PLACE
briansonthebeach.com
3430 Shoal Line Blvd
Spring Hill, FL 34607
(352) 597-5101
T - F 3 - 9 PM
SAT 3 - 9:25PM

TROPICAL GRILLE
tropicalgrille.com
4139 Shoal Line Blvd
Hernando Beach 34607
(352) 556-2039
SUN-TH 11:30 AM - 7 PM
FRI-SAT 11:30 AM - 8 PM

HUDSON GRILL
hudsongrillfl.com
9821 Denton Are.
Hudson, FL.
(727) 233-9200
SUN-TH 11:30 AM - 9 PM (CLOSED M)
FRI-SAT 11:30 AM - 10 PM

HOME IMPROVEMENT:

KINDLY NOTE - YOU MUST FILL OUT A PROPERTY MODIFICATION FORM AND WAIT FOR APPROVAL FROM HOA BOARD FOR **ALL EXTERIER MODIFICATIONS**, YOU MAY FIND MORE INFORMATION ON THIS ON OUR CCRS AND WEBSITE

HOME DEPOT
homedepot.com
4765 Commercial Way,
Spring Hill, FL 34606
(352) 596-7699
M - SAT 6 AM - 10PM
SUN 8 AM - 8 PM

LOWE'S HOME IMPROVEMENT
lowes.com
4780 Commercial Way
Spring Hill, FL 34606
(352) 592-0176
M - SAT 6 AM - 10PM
SUN 8 AM - 8 PM

HUDSON DO IT BEST HARDWARE
doitbest.com/hudson-hardware-fl
14196 US-19
Hudson, FL 34667
(727) 869-8662
M-F 8 AM - 6 PM
SAT 8 AM - 5 PM // SUN 9 AM - 4 PM

RURAL KING
ruralking.com
2468 Commercial Way
Spring Hill, FL 34606
(352) 686-1064
EVERYDAY, 7 AM - 9 PM

LOCAL AMENITIES:

FOOD SHOPPING:

ALDI
ALDI.COM
1253 Wendy Ct
Spring Hill, FL 34607
(855) 955-2534
EVERYDAY, 9 AM - 8 PM

Publix Super Market at Hernando West
PUBLIX.COM
1400 Pinehurst Dr
Spring Hill, FL 34606
(352) 610-5005
EVERYDAY, 7 AM - 9 PM

WALMART
WALMART.COM
1485 Commercial Way
Spring Hill, FL 34606
(352) 686-0744
EVERYDAY, 6 AM - 11 PM

WINN-DIXIE
WINNDIXIE.COM
2240 Commercial Way
Spring Hill, FL 34606
(352) 688-4800
EVERYDAY, 7 AM - 9 PM

SAVE A LOT
SAVEALOT.COM
7351 Spring Hill Dr Unit 1
Spring Hill, FL 34606
(352) 688-0406
EVERYDAY, 8 AM - 10 PM

WHOLESOME FOOD MARKET
FIND ON FACEBOOK!
2386 Commercial Way
Spring Hill, FL 34606
(352) 556-4598
TUES - SUN, 10 AM - 6 PM

SPECIALTY:

CUPCAKE HEAVEN

2721 Forest Rd
Spring Hill, FL 34606
(352) 610-4433
WED - SAT, 11 AM - 6 PM

MAPLE TREE DELI

10712 County Line Rd
Hudson, FL 34667
(727) 862-8044
MON - FRI, 8:30 AM - 4 PM

MURPHY'S MARKET

3483 Mariner Blvd
Spring Hill, FL 34609
(352) 686-8900
MON - SAT, 8:30 AM - 6:30 PM

POOL MAINTENANCE:

POOL MEDIC
SHOPPOOLMEDIC.COM
8339 County Line Rd
Spring Hill, FL 34608
(352) 683-7094
MON - FRI, 9 AM - 5 PM
SAT, 9 AM - 1 PM

PINCH-A-PENNY
PINCHAPENNY.COM
1410 Kass Cir
Spring Hill, FL 34606
(352) 683-8305
MON - FRI, 9 AM - 6 PM
SAT, 9 AM - 5 PM // SUN, 10 AM - 3 PM

CLARKS POOLS
CLARKSPOOLSERVICES.COM
11128 Libby Rd
Spring Hill, FL 34609
(352) 684-2205
MON - THURS, 8 AM - 5 PM
FRIDAY, 8 AM - 3 PM

SPLASH N SHINE POOL SERVICE LLC
FIND ON FACEBOOK!
ASK FOR ANTHONY!
(727) 313-7162
M - F, 8 AM - 7 PM
SAT, 9 AM - 5 PM
Splashnshinepools@gmail.com



PEST CONTROL:

SEABREEZE PEST CONTROL LLC
seabreezepestcontrol.com
18931 Titus Rd
Hudson, FL 34667
(727) 841-9880
MON - FRI, 8 AM - 4 PM

ORKIN
orkin.com
10050 State Road 52
Hudson, FL 34669
(727) 255-8421
OPEN 24 HOURS

PESTBEAR
pestbear.com
13043 US-19
Hudson, FL 34667
(727) 860-0892
MON - FRI, 8 AM - 5 PM

OUR TOP TEN

THE FOLLOWING RULES AND REGUALATIONS ARE EXCERPTS FROM OUR CCR'S.

MORE SPECIFIC LANGUAGE CAN BE FOUND IN OUR DOCUMENTS ON OUR WEBSITE
WWW.ARLINGTON-WOODS-HOA.COM

Maintenance -
Lawn must have mowed grass, weeding, edging, and replacing of dead lawn with grass varieties;
proper maintenance of trees and removal of any dead trees or plants.

Animals and Pets -
No breeding or livestock, reptiles, or poultry are permitted.
All animals are to be kept under control at all times and must be on a leash outside of home or fenced-in area.
Owners need to pick up and remove solid waste immediately from his/her pet. **County licensing is required.**

Trash cans -
They are to be stored in the garage or to the side of house.
Not to be visible from any adjacent lot or the street.

Fencing-
Must be approved by the board prior to installation and meet standard criteria.
owners have to comply with all laws, zoning and regulations of the county for fences.
Fences/driveways/sidewalks/mailboxes need to be kept clean.

Prohibited -
All auxillary building/sheds, window air conditioners, above ground pools

Vehicles -
No commercial vehicle over 26,000 lbs including any business vehicle, boats, personal watercraft, all-terrain vehicle, dirt bikes, camper, mobile home, and trailers of any kind shall be permitted to be parked or stored in subdivision except in covered garages.

Signs -
must be approved by board - For Sale/Rent signs must meet standard criteria.
All other signs prohibited, unless a contractor is working on your home - they may add a sign for residents looking for the same work.

Architectural Review -
Approval is required for all changes to the outside of the residence prior to installation.
including: fences, raised stone, flowerbed, curbing, water softeners, satellite dish, painting of home, pools, screenings, roof etc.

Parking -
All permitted vehicles within the Association belonging to Association members, residents, occupants, or any guest of any Association members shall only be parked in the garages, or on driveways, and shall not in any event be parked on any portion of any individual easement, lawn, sidewalk, public/private right of way within the Property, or Common Areas within the community.

Landlords and Tenants - DEED RESTRICTED!
YOU MUST HAVE APPROVAL FROM THE BOARD OR JOIN WAITING LIST TO TURN HOME INTO A RENTAL PROPERTY
Please note that all tenants living within our community must be registered with our community.
Kindly notify the HOA Board through our email and sign up with our website.

ARLINGTON WOODS

Restated and Amended Declaration of Covenants, Conditions, and Restrictions (CC&Rs)

THIS DECLARATION FOR Arlington Woods (this "Declaration) is made by the Arlington Woods Homeowners Association, Inc., a Florida not-for-profit corporation ("Association) upon an affirmative vote of a majority (or 2/3rds) of the Association Members submitted ballots.

These restrictions are intended to help in protecting the investment of all our homes.

KNOW ALL MEN by these presents that Arlington Woods Homeowners Association, Inc, P.O. Box 3789 Spring Hill, FL 34611-3789, referred to as the "Association", therein are subject to the following restrictions:

(a) Phase 1-A recorded on September 21, 1989 and Supplemental Declaration filed on August 14, 2002, in Official Records Book 3041, Pages 1354 through 1359. inclusive. and OR Book 3026, page 1181 Public Records of Pasco County. Florida.

(b) Phase 1-B recorded on August 14, 2002, in Official Records Book 5036. page 1182, inclusive Public Records of Pasco County, Florida.

(c) Phase 2-A recorded on July 1, 1992 in Official Record Book 3041, pages 1354 through 1359, inclusive, and OR Book 3026, page 1181 Public Records of Pasco County. Florida.

(d) Phase 2-B recorded on May 5, 1995 n Official Record Book 3422, pages 1818 through 1823 inclusive, and amended thereto recorded May 12, 2003 in Official Records Book 5354 page 497, in the Public Records of Pasco County. Florida.

1. USAGE. The Arlington Woods community, is a residential property, with no more than one single-family dwelling constructed one or more than one lot.

2. STRUCTURES, SAFETY AND FIRE HAZARDS. No dwelling shall be erected nearer than 20 feet to the front of any lot. No structure shall be erected nearer than a minimum of 7 ½ feet from the side lot lines nor 15 feet from the rear lot line. Arlington Woods Homeowners Association, Inc reserves the right to vary setbacks in order to maintain aesthetics of the community. Any lot which abuts a street requires a 20 foot side setback.

(a) SWIMMING POOLS: No above ground swimming pools of any size shall b e permitted i n the subdivision, nor shall any swimming pool designed for in-ground use be placed above ground. Swimming pools must have a screened enclosure in accordance with Florida Statute Title XXIII, Chapter 515. Residential Swimming Pool Safety Act. Screening for swimming pools shall be constructed a minimum of 5 feet from the side and rear lot lines.

(b) The installation of electrical wiring. machinery or air conditioning units which may protrude through the walls or windows of a structure is Prohibited.

(c) No change shall be made to the grade or drainage flow on any Lot without the prior written authorization of the Board o f Directors of Arlington Woods Homeowners Association, Inc.

3. SIZE AND STRUCTURE. Dwellings shall have a 1,100 square foot minimum living area, exclusive of screened areas, open porches, terraces and patios. Dwellings shall have an attached two-car garage of the same architecture as the main residence. No dwelling of any type shall be less than 10 feet in height, nor exceed two and one half (2 ½) stories or thirty-five (35') feet in height.

4. UP-KEEP OF STRUCTURES. All dwellings shall be reasonably maintained and shall be kept painted or plastered to maintain an attractive appearance of the subdivision. Color of painting of structure must be submitted to the Board of Directors of Arlington Woods HOA for approval. In addition to being damaging to a home or structure's value, mold can be dangerous to one's health; it needs to be dealt with effectively and quickly by the homeowner. All homes, fences. driveways and sidewalks shall be kept clean and periodically pressure washed to remove dirt, mold and mildew.

5. DRIVEWAYS. All Lot owners, upon completion of home shall be required to install and maintain a concrete driveway and front sidewalks. Driveway or sidewalk extensions must be submitted and approved by the Board of Directors of Arlington Woods HOA.

6. LAWNS AND LANDSCAPING. Each resident shall have sodded or seeded lawns including all right of ways, and each may have shrubbery plantings in front of entrance. All property owners shall properly maintain their lawns and gardens in a neat and attractive condition by cutting, trimming and edging their properties. Florida-Friendly Landscaping is landscaping using low-maintenance plants and environmentally sustainable practices. Florida-

Friendly Landscapes protect Florida's unique natural resources by conserving water, reducing waste and pollution, creating wildlife habitat, and preventing erosion. If the home is unoccupied or vacant for extended periods of time, such as vacations, it shall be the owners' responsibility to insure proper maintenance of the yard or lawn in his or her absence. Lot owners and/or their tenants shall sod yards, front, back and sides with grass prior to occupancy. Lot owner shall maintain the natural sod grass in the following manner:

(a) The combined area of bare patched and weeds in the natural sod grass lawn that exceeds ten percent (10%) of any front, back or side lawn is in violation of this restriction and the owner shall promptly re-sod such area within 15 days of notification by the Arlington Woods Homeowners Association, Inc.

(b) The lawn shall be cut by the owner regularly so as to maintain a grass height of not more than 6 inches. Grass that exceeds the height of 6 inches for more than 7 days is in violation of these restrictions. After the 7 days, Arlington Woods Homeowners Association, Inc., shall provide the owner with 10 days notice, by regular mail or by posting a notice on the said property. After the 10 days, the Association shall authorize a third party contractor to have the yard mowed, edged and trimmed at the owners expense. The Association and its contractor will enter upon said Lot for the purpose of properly maintaining said Lot. The cost of such maintenance shall be added to and become part of the assessment to which said Lot is subject and the homeowner shall be personally liable to the Arlington Woods Homeowners Association, Inc., for the costs until paid.

(c) Sprinkler systems are required to be installed and maintained in good operable condition for the lawns and landscaping on the Lot. An irrigation well may be drilled on the Lot for this purpose, but is not required. Irrigation pumps must be below ground, inside the garage, or housed in an attractive and appropriate cover. Under no circumstances may residences be connected to irrigation wells.

(d) For safety purposes, no fence, wall, shrub, hedge or tree shall be placed or planted in a location which obstructs or impedes the sight lines at elevations between 2 and 6 feet above the roadways shall b e placed or permitted to remain on any corner Lot within the triangular area formed by the street lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of rounded property corner from the intersection of the street property lines extended.

7. EASEMENT AND UTILITIES. Easements for the installation and maintenance of utilities and drainage facilities on said plat filed in the public service records of Pasco County, are hereby reserved. Each dwelling unit shall be connected to the franchised central water utility system which is installed in the subdivision. Wells are prohibited except for irrigation, swimming pool and air conditioning uses. No structure, planting or other material shall be placed which may interfere with the maintenance of utilities or drainage in such casement locations. No curb, drainage structure, water or sewer lines along any streets shall be altered for any purposes without the written consent of the Association.

8. ACCESSORY BUILDINGS. No detached structure of any nature or description shall be erected at any time, nor moved onto any property. No tent, shed, gazebo, shack, barn, or other out-building shall at any time be erected nor used temporarily or permanently as a residence.

9. VEHICLES & VEHICLE PARKING. No vehicle may be parked on any part of a platted Lots except on driveways or in covered garages. No trailers or commercial vehicles, vans or recreational chicles may be parked in the subdivision except in a covered garage in the subdivision. Campers, commercial vans, motorbikes, boats and boat trailers shall be parked inside covered garages. Riding of motorbikes, mopeds, go-karts, golf-carts or similar licensed or unlicensed vehicles is strictly prohibited on the common areas, in easement areas or along rights of way. No inoperative motor vehicle shall be parked outside of a covered garage on any Lot or property in this subdivision. No garage shall be converted to dwelling space or enclosed, modified or otherwise used so as to reduce its capacity for parking vehicles. Commercial vehicles must be garaged and out of site. A commercial motor vehicle (CMV) is any vehicle used to transport goods or passengers for the profit of an individual or business. Examples of CMVs include pickup trucks. box trucks, semi-trucks, vans, coaches, buses, taxicabs, trailers and parked only in enclosed garages. Stored vehicles and vehicles which are either inoperable or do not have current operating license plates shall not be permitted on a platted Lot except within Notwithstanding the foregoing, service and delivery vehicles may be temporarily parked on a platted Lot for such a period of time as is reasonably necessary to provide service to or make a delivery to an owner. No vehicles of any kind shall be parked on lawns and/or on a Common Property or on easements. Section 316.1945 of the chapter of the Florida statutes states: Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traflic control device, no person shall: Stop. stand, or park a vehicle:

(a) On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
(b) On a sidewalk
(c) Within an intersection.
(d) On a crosswalk.

10. NO TRADE & SIGNS. No trade, business or other types of commercial activity shall be carried out upon any Lot, except real estate brokers, owners or their agents may show dwellings in the subdivision for sale, rent or lease, nor shall anything be done which may become a nuisance in the community. No advertising signs of any kind or size shall be displayed to the public view on any Lot with the exception of a maximum of one "For Sale" sign per Lot not to exceed five (5) square feet advertising the property for sale; no pricing is permitted on signs. For Sale signs, whether by owner or by real estate agent shall indicate that Deed Restrictions apply. In addition, no signs shall be posted by any person on the common areas, rights of way and easement areas in Arlington Woods, without the prior express written consent of the Arlington Woods Homeowners Association, Inc., Board of Directors. Moreover, no sign of any kind shall be displayed in a window, door, doorway of a house, in public view, except permits issued by the County may be placed in windows until work has been completed.

11. PROPERTY SALES AND RENTAL RESTRICTIONS. When an owner purchases a lot within an HOA, the owner is deemed to have been placed on notice that the HOA is a deed-restricted community subject to restrictive covenants. Any person or entity purchasing a home in Arlington Woods must reside in that home for at least two (2) years prior to consider renting or leasing that property. Any homeowner wishing to rent or lease their property must contact the Board of Directors of Arlington Woods Homeowners Association to ensure that the community has not reached its limit with rental properties. No more than twelve percent (12%) of the Lots of the Arlington Woods HOA may be rented or leased at any given time to a Third Party. For purposes of this provision, "Third Party" shall be defined as any person who is not an Owner as that term is defined in the Declaration. Notwithstanding the above, any lease or sublease or tenancy arrangement in existence on the date this Amendment to the Declaration of Covenants, Conditions and Restrictions is recorded may continue until its expiration or the Lot is sold to a Third Party, whichever comes first. Any Lot Owner engaged in leasing or subleasing activity must, upon the sale or conveyance of said Lot, notify any potential buyer or person taking title that no more than twelve percent (12%) (or any other percentage desired by the Board) of the Lots of the HOA may be leased at any given time to a Third Party.

12. LOT UPKEEP AND STORAGE. Lot owners shall keep property in clean and presentable conditions, clear of debris, weeds, trash and unsightly conditions. Arlington Woods Homeowners Association, Inc., Board of Directors will contact the homeowner of any discrepancy by mail, or posting of a notice on the home. The Arlington Woods Board will allow the homeowner 10 days to correct the stated issue, After the 10 days, the Arlington Woods Homeowners Association is authorized to correct such unsightly conditions and owners shall reimburse the HOA or its assigns for actual costs incurred. Charges will become a lien on the property after 60 days of non-payment. Trash, garbage or other rubbish shall be kept in proper trash containers with secure lids and properly concealed from public view. NO trash will be left

outdoors in plastic or paper bags. It shall be the duty of the homeowner within the community to reasonably and effectively control and prevent nuisances or threats to the health, safety and welfare of the community including but not limited to:

a. Grass, weeds, brush or undergrowth exceeding 12 inches in height, debris or any noxious material of any kind that tends to be a breeding place or haven for snakes, rodents, insects or vermin of any kind or character or that tends to be a breeding place for mosquitoes or that tends to create a fire hazard endangering the lives and property of the citizens of the county. The code enforcement department may determine that all or part of the growth on a parcel is not a violation based on the natural state of the growth.

b. Dead. decaying, or irreversibly damaged trees that pose an actual threat of collapse into rights-of-way, utilities or adjacent property.

c. Stinging insect hives, swarms or nests that pose an actual threat to neighboring residents or persons lawfully on the property or lawfully making use of a public easement or right-of-way.

d. Unsecured swimming pools.

e. Abandoned or discarded iceboxes, refrigerators, deep freeze lockers. clothes washers, clothes dryers, or similar airtight units, from which doors have not been removed.

13. FENCES. Any fence must receive approval from the HOA by way of the HOA's "Property Modification Application" prior to construction. Fencing made of wood, vinyl materials or metal fences (chain link) shall not exceed five (5) feet in height. Any fence being installed which requires a cement footer must have prior approval of the Pasco County Central Permitting Office. Unless approved by the Property Modification Committee by way of a Property Modification Application, No fencing. hedge or wall will be allowed in front of the rear building line of any house or outside the "Side dwelling" line on a corner lot. All fences shall be erected so that the finished side faces the outside of the property line (i.e.: Posts shall not be visible to the outside). Any fencing installed prior to 1 January 2020 will be grandfathered from this clause with minimal exceptions.

14. ANIMALS & PETS. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots. Cats, dogs and other household pets may be kopt provided they are not bred or maintained for any commercial purposes. All dogs will be contained with a leash when outside of their dwelling or confined area. Per Florida statute 767.04 The owner of any dog that bites

any person while such person is on or in a public place, or lawfully on or in a private place. including the property of the owner of the dog, is liable for damages suffered by persons bitten. regardless of the former viciousness of the dog or the owners' knowledge of such viciousness.

15. CLOTHES DRYING CONTAINERS, SATELLITE DISHES & TANKS. Clothes drying poles of umbrella type only are permitted and must be placed in such a manner so as not to be visible from the street. All trash containers, oil, gas and/or water softener tanks, pool filters and similar structures of equipment shall be placed along the side of the structure. Satellite dishes may be installed in the rear yards only so as not to be visible from the street.

16. ARCHITECTURAL REVIEW. Prior to commencement o f construction, any including the plans, drawings, survey, plot plan, grading plan and material specifications as applicable. The Board shall have the absolute discretion to approve or disapprove proposed changes and improvements in conformity with the restrictions designated to maintain a uniform scheme of community development based on the following criteria:

(a) Harmony or exterior design and color with overall aesthetics.

(b) Location of finish grade elevations

(c) Quality of workmanship and materials.

17. TERMS & RESTRICTIONS. These covenants and restrictions are to run with the land, regardless of whether or not they are specifically mentioned in any deeds or conveyances subsequently executed. These restrictions shall be binding on all parties and all persons claiming under these deeds until January I, 2029. After which time the restrictions shall be automatically reviewed for successive periods of ten (10) years unless an instrument signed by the majority of the owners has been recorded agreeing to change. alter or rescind said restrictions in whole or Part.

18. ENFORCEMENT. If any person, firm or corporation or their heirs or assigns shall violate any of these covenants and/or restrictions, it shall be lawful for the Arlington Woods Homeowners Association, Inc., Board of Directors or persons owning any Lot in the subdivision t o prosecute any proceedings a t law o r in equity against the person or persons violating o r attempting t o violate any restrictions a n d wither prevent t h e party from doing s o or recover damages including failure of any land owner to enforce any restrictions, conditions, covenants or agreements herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior to the subsequent thereto. The issuance of a building permit, which may be a contravention of these provisions shall not prevent enforcement of these restrictions.

19. SEVERABILITY. Invalidation o f any o f these restrictions by court order shall not affect any of the other restrictions which shall remain in full force.

20. HOMEOWNERS ASSOCIATION. Every owner of a Lot which has been subject to this Declaration shall be a member of the Arlington Woods Homeowners Association, Inc. ("Association*). Membership shall be appurtenant to, and may not be separated from. ownership or any Lot. When fee simple title to a Lot is held by more than one natural person, all such natural persons shall be members. However, there shall be only one (1) vote for each Lot owned by more than one member.

(a) Each owner of any Lot by acceptance of the deed thereof, regardless of whether it is expressed in the deed. shall be deemed to covenant and agree to pay to the Association all assessments established from time to time by the Board of Directors of the Association, shall be charged on the land, and shall be continuing lien upon the Lot against which each such assessment is made. The lien for each such assessment shall include interest. costs, late charges and attorney fees, all of which shall be the personal obligation of each person who was the owner of such Lot at the time when assessment fell due. Said lien shall be subordinate to the lien of any first mortgage, and may be foreclosed in the same manner as a mortgage. Any assessment not paid within thirty (30) days of the due date shall bear interest at the highest rate permitted by Florida law, and shall be subject to late charges as determined by the board.

(b) The assessments levied by the Association shall be used to promote the health, safety and welfare of the residents of the Lots subject to this Declaration, and to improve and maintain the Common Areas and improvements thereon, as well as maintenance of the surface water management system.

(c) The authority to establish the maximum annual assessment shall be set by the Arlington Woods Homeowners Association Board of Directors.

(d) Unpaid assessments will be charged interest up to the percentage allowed by Florida law. A late fee can also be assessed of either $25 or 5% of the assessment, whichever is greater as well as court costs and attorneys' fees as required.

(e) The maximum annual assessment may be increased each year not

more than ten percent (10%) above the previous year without a vote of the voting members.

(f) The Board of Directors of the Arlington Woods Homeowners Association, Inc., shall be authorized to levy a special assessment in cases of special assessments only by a majority vote of the entire Board.

21. MAINTENANCE. To support and preserve the Common Areas which include retention ponds. landscaped areas and structures.

22. COMPLIANCE WITH SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) REGULATIONS. Arlington Woods Homeowners Association, Inc. is responsible for providing compliance with Chapter 400-4 F.A.C. as approved in Construction Permit 404650 and operating permit. It shall be the responsibility of the Homeowners Association to comply with the construction plans approved and on file with the Southwest Florida Water Management District (SWFWMD) as part of the stormwater management system for development of the subdivision pursuant to chapter 400-4 F.A.C. Arlington Woods Homeowners Association, Inc., will undertake no activities within the wetland areas without prior SWFWMD approval. No owner of property within the subdivision may construct or maintain any building, residence or structure, or undertake or perform any activity in the wetlands area described in the record plat of the subdivision, unless prior approval is received from the SWFWMD pursuant to chapter 400-4.

23. AMENDMENT. These Declaration, Covenants or Bylaws may be approved by two-thirds (2/3) of the voting interests present or by proxy, and voting at a duly noticed meeting of the Association. In order to be effective, any amendment to this Declaration must be first recorded in the Public Records of Pasco County and such amendment shall contain certification by the President and Secretary of the Association that the amendment was duly adopted. The Arlington Woods Homeowners Association by-laws shall specify all voting procedures.

IN WITNESS WHEREOF, the undersigned hereby certify that the foregoing amendment was approved in writing by not less than two-thirds (2/3) of the owners who cast ballots and was duly adopted pursuant to the requirements of the Declaration of Covenants, Conditions and Restrictions for Arlington Woods:

(a) Phase 1-A recorded o n September 21, 1989 and Supplemental Declaration filed on August 14. 2002. in Official Records Book 3041, Pages 1354 through 1359, inclusive, and OR Book 3026, page 1181 Public Records of Pasco County, Florida.

(b) Phase 1-B recorded on August 14, 2002. in Official Records Book 5036, page 1182, inclusive Public Records of Pasco County, Florida.

(c) Phase 2-A recorded on July 1, 1992 in Official Record Book 3041, pages 1354 through 1359, inclusive, and OR Book 3026, page 1181 Public Records of Pasco County, Florida.

(d) Phase 2-B recorded on May 5, 1995 n Official Record Book 3422, pages 1818 through 1823 inclusive, and amended thereto recorded May 12, 2003 in Official Records Book 5354 page 497, in the Public Records of Pasco County, Florida.

ARLINGTON WOODS HOMEOWNERS ASSOCIATION, INC

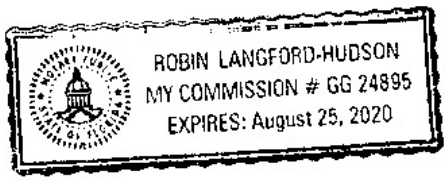
By: _____ President

By: Susan L Scottoni _____ Secretary

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 20, Aug, 2020, by Steven Koch and Susan Scottoni, the president and secretary respectively of Arlington Woods Homeowners Association, Inc., both of whom produced valid State driver's license as identification.

Signed: _____ ***Notary Public***





PROPERTY MODIFICATION APPLICATION
ARLINGTON WOODS HOA, INC.

All exterior material changes or modifications to a house, garage, structure, driveway or lot must be approved in advance by the Property Modification Review Committee ("Committee"). The Committee will review the application to ensure that the modification will be done in a professional manner and will be in keeping with the general appearance and character of the community. Approval by the Committee shall be granted or withheld based on matters of compliance with the Deed Restrictions, quality of materials, aesthetics or environmental considerations, and harmony of external design with existing and proposed structures. Please provide as much detail as possible so that the Committee can properly understand your application. Additional submittals may be required. Without a complete application, your request may be returned for more information. After completing the form, please return pages 1 and 2 to:

Email: hoaboard@arlington-woods-hoa.com

It is advisable to contact a Property Modification Committee member or any Board member by phone, in person or by email.

Most modifications or additions also require a building permit, which cannot be legally obtained without prior approval by the Arlington Woods Homeowners Association, Inc.

Thank you for your cooperation and concern for property values in Arlington Woods.

Owner's Name:
_____

Address:
_____

Lot Number:
_____

Mailing Address (if different from above): _____
_____

Phone (day): _____ (evening) _____

Describe the improvements: (must be specific - where required by Modification Procedures, you must include a detailed architectural drawing).

_____
_____

_____

Location of Improvements: (attach a survey plat of your property showing the location of the proposed improvement).

_____
_____

Purpose of Improvements: _____
_____
_____

Materials to be used: (attach sample s required by Modification Procedures)
Paint: _____
Color: _____ Trim: _____
Roof: _____
Lumber: (type and grade) _____
Block:_____Cement:_____Pipe:_____Electrical: _____
Other Material: _____

Name and Address of Contractor: _____
_____
_____
Contractor's License #: _____
Contractor's Insurance Provider: _____Phone: _____
Other Comments: _____
_____

Planned Start Date: _____Expected Completion Date: _____

According to your Deed Restrictions, the Property Modification Review Committee has up to 30 days after receipt of the completed application to make a decision; therefore, please submit the application allowing sufficient time. For your own protection, make sure you do not start the improvements until after you receive approval. The ore detail you provide about your improvements, the easier it will be for the Committee to understand what you plan to do and make a decision regarding approval.

Owners Signature: _____ Date Submitted: _____

○ Approved with the following restrictions, if any: _____
_____

○ Disapproved for the following reasons: _____
_____

Arlington Woods Homeowners Association, Inc
Property Modification Committee

By: _____ Date: _____

Disclaimer:
Any approval granted by the Arlington Woods Homeowners Association, Inc. to this Property Modification is controlled upon the applicant's construction of the improvement in strict accordance with the application. Any deviation from the approved Property Modification application whether caused by requirements imposed by the government authority, circumstances of construction, or changes in the owners plans will automatically invalidate an approved Property Modification Application. It is the owner's responsibility to secure any and all permits from Pasco County.