

The Clearing Resident Information



Revised April 2021, superseding any previous community standards and FAQs.

Introduction

This is a summary of information that is found in the Association's legal documents and is for informational purposes only, and is not a replacement for the Covenants, Conditions and Restrictions documents.

The Community

Community Standards

Community Management

Property Maintenance

Additional Topics



Your best source of information about The Clearing is the website: <http://www.theclearingfl.com>. Here you will find the latest board minutes, any update to the Resident Information Document, upcoming events, and names of the Board and Committee members. Some screens are password protected for access only to owners. You will receive the password from the Property Manager.

There are reader boards located next to each of the garbage dumpster enclosures where information on upcoming board meetings and other notices are posted. When the red flag is in the up position it means there is something new on the board.

When there is a more immediate need to contact homeowners, email is used. An example would be to let everyone know the water will be turned off for repairs. Be sure your email is on file with the management company so you don't miss the information.

The Community

The Clearing is a residential neighborhood of 97 villas nestled on the edge of a natural conservation area. Its tree-lined streets, natural foliage and 4 beautiful ponds all add to an ambiance of warmth and community. Social activities revolve around the pool and cabana situated in the center of the community. We are not a 55 plus community but one that enjoys the diversity of all ages. We are part of the Tarpon Lake Villages community. The Clearing is situated at the southern perimeter of Lansbrook in the East Lake area, in the northern section of Pinellas County.

When purchasing homeowners insurance, residents will need complete coverage as would be required on any free standing home. Residents must have type HO-3 insurance, not condo insurance. If the Board has approved a unit to be a rental, consult with your insurance carrier regarding any additional insurance coverage that may be needed such as DP3 in addition to HO-3. Every homeowner must furnish a copy of the declaration page of their insurance policy to the Property Manager every year.



The Clearing was built in 1985/86. Our Villas are a "PLANNED UNIT DEVELOPMENT" (PDU). Think of it as single family homes that happen to have an HOA attached in effect. Unlike condos, you own land beyond the exterior walls as detailed in the Boundary Survey received at closing

The Clearing is part of a "Master Association" called Tarpon Lake Villages Association (TLVA). TLVA has its own board of Directors. The fee is \$175 annually as of 2020 and is due no later than January. The fee covers maintaining signage at Eastlake Road, maintaining the "Big Pond" on the corner of Tarpon Lake Blvd. and Village Drive among other things.

Community Standards

Community standards have been adopted to protect the lifestyle and safety of the community as a whole and to assist the homeowners in preserving their investments in an attractive and sensibly maintained community. The standards provide each homeowner with minimum guidelines for property maintenance. They further support and amplify the Declaration of Restrictions and Covenants as well as other governing documents that bind each property owner as defined in the community declaration of The Clearing and recorded with the Pinellas County Clerk of the Court. This document is not intended to address all possible situations.

Fountains, Sculptures and Ornaments

- One (1) fountain or sculpture not to exceed 36 inches high is permitted on the courtyard of your home.
- The fountain/sculpture shall not be distracting and should be kept in good condition.
- A maximum of four (4) ornaments or figurines no greater than 12 inches high are allowed on the front, rear, or sides of your villa.

Hoses/Reels

- Hoses must be neatly stored out of sight behind shrubbery or on a hose reel.
- Hoses should not be draped over the courtyard wall.

Storage on Front Courtyard

- No trash cans in front or back of the property including courtyards or lanais.
- Grills should be placed in the back of the villa if possible. Regardless of location it should be covered with a fitted black grill cover when not in use. All grills must be 10 feet from the building when in use.
- Courtyard walls should not be used to dry laundry or beach towels.

Water Softeners

- Water softeners located on the outside of your home should be screened from view by plantings.

Courtyards & Rear of Homes

- Courtyards or back patios are not to be used for storage. There should not be anything on them but outdoor furniture or other appropriate items. Appliances, building materials and extra household items should not be stored there.
- The exterior of the unit should not be used for storing items such as ladders, equipment, or old pavers.
- Pavers placed in courtyards or behind your home must be kept clean, even in height and replaced if they become broken. Weeds should not be allowed to

grow around or in between the pavers, cement, or other material used. It is the homeowner's responsibility to remove all such weeds from the courtyard and alongside your outer courtyard landscaped areas.

Maintenance of Home Exterior

- No plants should be allowed to grow or attach themselves to the home or courtyard wall.
- All plantings should be at least 12 inches from the home-to allow for painting, power washing and maintenance of buildings.
- Owners are responsible to maintain lanai framing. It must be painted bronze.
- Owners are responsible to maintain the window framing of their house. These need to be painted bronze and maintained when the home is painted.
- Owners are responsible to maintain landscaped areas surrounding your villa.
- Fire pits and open fires of any kind is prohibited. You may have charcoal or LP gas grills.

Vehicles/Parking

- Owners must keep vehicles in good repair, clean of dirt and grime and the license current or vehicles will be subject to tow. No disabled vehicles should be stored in the community.
- No trailers or storage PODs or should be parked in the community without prior approval.
- Each unit has one assigned slot under the carport. Additional vehicles as well as visitors can park in any other marked parking space.

Decorations

- The maximum footprint allowed for courtyard items must be less than 50% of the front courtyard square feet. This may be any combination of furniture, planters, potted plants, hangings, statues, etc, provided they follow the following restrictions.
 - The materials and color used shall be generally subdued and in harmony with the natural surroundings of the home, lot and community.
 - No offensive or obscene items will be allowed.

Wall Decorations

- Wall décor size is not to exceed 36x36 inches.
- It must be secured to the wall within the courtyard/alcove of the unit.

Furniture

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- Seating must be outdoor courtyard furniture or outdoor benches only. Portable furniture such as bag chairs or folding chairs are not acceptable for permanent courtyard use.

Potted Plants

- Plant life must be kept clean and healthy at all times.
- Plant must be maintained to a maximum of 45 inch height (less the planter)
- Plants must not obscure windows and/or doorways or walkways.
- If you have artificial plants in pots, they must be in good condition and changed out as soon as they start to fade or fall apart.

Hanging Items

- Wind chimes may not create a nuisance to the neighboring properties.
- A hanging basket must be secured with an anchor hook and kept in neat and healthy condition.
- Remove any hanging item during excessive wind conditions.

Door Wreath

- All seasonal door wreaths are allowed.
- All seasonal door wreaths under the eave peaks are allowed.
- Artificial flowers and décor are permitted on wreaths.
- Wreaths must be properly secured.
- Seasonal decorations must be removed within 1 week of season's end, ie, Week after New Year's Day.

Landscape Flags

- Vanity flags are restricted to a maximum of 12x12 inches. They must be removed if placed where landscape personnel are not able to perform their duties.
- Sports flags may be displayed during the day of the sporting event.
- American flags may be displayed provided they are in good repair and used in the proper manner.

Window Treatments

- All window treatments must have a white or off-white backing facing the outside.
- Use of newspaper, colored film, or reflective material to cover the windows is prohibited.

Roadways

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- The posted speed limit is 10 MPH. Be aware, there are some areas that do not have sidewalks. On any given night, folks will be strolling through the community walking their dogs.
 - SLOW DOWN PLEASE and make a FULL STOP at the stop signs!
 - Failure to observe the speed limit or stopping at the stop sign can result, after one written warning, in a \$25 assessment levied against the lot of the owner of the offending vehicle.

Satellite Dishes

- Satellite dishes are allowed. It is preferred that you have it installed in the rear of your building if at all possible.



Community Management

There is a Board of Directors to oversee the community. There are five members. Board members serve 2 year terms. The annual meeting is in December. Two members are up for election in even years and three are up for election in odd years.

In addition, there are three committees:

Landscape - This committee makes recommendations on maintaining as well as updating the common space gardens, plantings, and trees.

Architectural Control - any change to the exterior of the building be it hardscape or landscape needs to be approved in advance by the committee. There is a form to complete which is available through the Property Management Company.

Social - helps organize meet and greet events to help build a sense of community.

The quality of The Clearing experience is based on the involvement of our community members. Volunteers are always needed for service on the board and committees. Volunteers are also needed to assist in other ways. If you are interested or have questions please contact the Property Management Company.

Property Management Company

The daily management is handled through a Property Management Company. You can find the name of the company, the person assigned to our community and contact information on the website.

Any questions, suggestions, or problems about the area, the grounds, the pool, the cabana, the ponds, the trees, water pipes, sewers, the mail boxes, the car wash area, street lights, parking, the roads, the car ports, fences, and roofs should be directed to the Property Management Company and not to HOA board members.



Property Maintenance

The HOA is responsible for maintaining roofs, lawn cutting, pool, ponds and fountains, exterior painting, water/sewer, and trash removal. All common areas are maintained by the HOA.

Where does the HOA's responsibility end and the home owner's begin as far as property maintenance? The simple answer is: The exterior of the front courtyard wall and the rear lanai. Homeowners are responsible for maintaining inside your front courtyard to include landscaping, pressure washing patios and general appearance. Homeowners must also maintain rear lanais, patio blocks and any plants or shrubs.

Ponds and fountains

Our ponds average 25 to 40 feet deep. Sometimes you will smell an odor when the ponds are low. What you are smelling is sulfur. The sulfur bed in Florida is about 15 feet below ground. Our ponds along with the large pond across the highway and the golf

course are connected underground via piping. If one of our ponds fills too quickly, gravity and elevation will level out the ponds.

Sprinkler system

There is a lawn and landscaping irrigation system installed at The Clearing. The water comes from our own onsite well which is why there is a sulfur smell when the system is operating. The entire system is large and is broken down into 30 different zones. The zones are controlled by a timer and due to the size of the community the system operates on 2 different programs. Those programs run at night on Monday/Thursday and Tuesday/Friday. To determine the approximate time your address will be watered, count 30 minutes for each zone from the starting time of the program, until you reach your address.

Program A - Waters on Mondays & Thursdays. This watering program starts at 10pm and Ends at 6am. Each zone runs for 30 Minutes.

Zones/addresses covered in this program are as follows:

Zone 1 – (3330-3336 Killdeer) Zone 2- (3310-3316 Killdeer) Zone 3 – (3330-3336 Killdeer) Zone 4 (3380-3386 Killdeer) Zone 5 – (3410-3416 Killdeer) Zone 6 – 401-3407 Killdeer) Zone 7 – (3415-3419 Killdeer) Zones 8 & 9 -(3420-3430 Killdeer) Zone 10 – (3440-3446 Killdeer) Zone 11 – (3450-3456 Killdeer) Zone 12 – (3470-3480 Killdeer) Zone 13- (Around Doc Pond) Zone 14 – Addresses (3841-3849 Goldfinch)

Program B – Water on Tuesdays and Fridays. The watering program starts at 10 pm and ends at 6:00am. Each zone runs for 30 Minutes. Zones/addresses covered in this program are as follows:

Zone 15 – (3851-3857 Goldfinch) Zone 16 – (3840-3846 Goldfinch) Zone 17 – (3850-3856 Goldfinch) Zone 18 &19 – (Along Tarpon Lake Blvd North Side) Zone 20 – (3871-3877 Pheasant) Zone 21- (3870-3876 Pheasant) Zone 22 – (3860-3866 Pheasant) Zone 23 – (3855-3861 Pheasant) Zone 24 – (3445-3455 Killdeer) Zone 25 &26 – (Pool/Cabana area) Zone 27 - (3883-3889 Tanager) Zone 28 – (3893-3899 Tanager) Zone 29- (3878-3884 & 3870-3876 Tanager) Zone 30 – Addresses (Along Tarpon Lake Blvd South Side)

Note: When reporting issues with sprinklers, please reference your building address not the zone when contacting the Property Manager.

Paint

If your villa needs touch-up paint and not in line to be painted you can check with the Property Manager for paint. We store the three different paints needed for touch-up. Be sure to bring a container for the paint you need.

Roofs

The HOA maintains the roofs. The roofs were done in 2017. Our roofs have a 20 year warranty.

The HOA does not maintain the lanai roof. According to The Clearing documents and HOA Attorney, the HOA is responsible only for slant or pitched roofs (asphalt shingle). Homeowners must take care of any flat roofs. The reason is that some homeowners have no lanai, some have lanais that are "tucked" under pitched roofs, some owners replaced lanais with newer ones and as such, assumed responsibility for individual homeowners.

County Potable Water

The HOA is only responsible for the main water line that comes into the community. As the main line passes a building, a separate line runs to individual villas. The homeowner is responsible from the point where that separate line branches off the main line towards each home. This issue is extremely important because the main line is under the road and is very expensive to repair. Please contact the Property Management Company for more information.

Roads

The roads were resurfaced in 2015. Roads are evaluated annually for needed repairs or replacement.

Gutters

The HOA will clean the gutters once a year. Some units under trees may require more frequent cleaning, which will be the responsibility of the homeowner.

Landscaping

- A company is hired to maintain the landscape of the community
- They come weekly on the same day, weather permitting. Missed days will be made up when convenient.
- Lawn care includes mowing, edging of sidewalks/roadways, and community land plant beds.
- Specific species of shrubs originally planted by the HOA will also be trimmed by the landscape company.

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- The homeowner is responsible for the maintenance of any additional shrubs or plantings.

It is the homeowners responsibility to maintain your villa's additional plantings. If there is a rental or absentee owner situation, it is still required the property be maintained by hiring services available.”

Additional Topics

Pool

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- The 30,000 gallon pool is heated in the winter and very warm in the summer.
 - The swimming pool was completely remodeled in 2016. That's also when the heater was installed.
 - All residents whether homeowner or tenants may use the pool and cabana. They may also have guests. It is highly recommended the homeowner or tenant be present with their guests.
 - The hours of operation are dawn to dusk.
 - Please follow the rules posted at the pool.



Renting unit

- Residents must own their home for at least 1 year before they can lease or rent.
- The Clearing maintains a 10% cap on the number of units that can be leased. If you are an owner for at least one (1) year and we are under the 10% cap, you can request to lease. Please check with the Property Manager for more details.
- There is a fee to be paid to the Association if the property is rented.
- There are other guidelines for renting found in the Homeowner Documents.

HOA Fee/Community Finances

The community operates under an annual budget, along with a capital reserve fund for larger projects. Each is funded through the HOA fee. You will receive a coupon book annually unless you set-up autopay through BB&T, the bank for the HOA.

All homeowners receive a copy of the budget annually, with updates given at board meetings.

A special assessment can be levied to help build, repair or replace a capital improvement on the Common Area. The assessment must first be approved by two-thirds (2/3rds) of the members.

Garbage removal

- Trash can be disposed of in one of four dumpsters in The Clearing. There is one at Goldfinch Ct, one at Pheasant Ct, one outside the pool area at Tanager Pl and Killdeer and one at the south end of Killdeer Place.

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- They are picked up every Monday, Wednesday and Friday.
 - Only household trash is permitted. Please have large items such as mattresses, furniture and such picked up by other means.
 - There are clip locks on the dumpster doors to prevent raccoons from entering the dumpsters. Please clip lock the doors when you are done.
 - DO NOT LEAVE TRASH OUTSIDE THE DUMPSTER.
 - If a dumpster is full, please use one of the others!
 - Pinellas county has recycling containers located at various county locations. The closest to The Clearing is across from the Walgreens near John Chestnut Park. Please recycle!

Wildlife



- Just a heads up this is Florida which means raccoons, deer, birds, and other wildlife. There are also alligators that are seen in the community.
- If you have any issues with wildlife, please contact First Choice Association Management. They will assist you.
- Do NOT feed the raccoons or alligators!! Florida Statute Section 0379-412 prohibits this and you can be fined \$500 or 60 days in jail!

Pets

- Residents may have no more than two pets - two dogs, or two cats, or one of each. There are no size or weight restrictions. We do ask you to avoid "unusual" pets - please do not keep lions or tigers or bears! Pets must be leashed when walking. Please pick up after your pets.
- If you have an aggressive animal such as a dog that is not very friendly towards people, it is recommended that you transport your dog outside of the community or walking. The Clearing is very pet friendly however our residents must be protected above all else.