

Informational Letter from the Hart Lake Hills HOA

The Board and Officers of the Hart Lake Hills HOA has put together this communication to relay some new and updated information to the property owners of Hart Lake Hills. Please read this communication completely and contact us via the email address, hartlakehillshoa@hartlakehills.com, if you have any questions regarding anything that pertains to our community.

New Rule for Lakefront Common Area

Earlier this year a new rule was invoked for the lakefront common area near Lot 1. The rule was created to prohibit the parking of vehicles, parking of trailers and storage of boats overnight. The goal is to maintain a neat and clean common area that is accessible and available for all residents all of the time. This area is for the use of all homeowners to access the lake and is not intended for overnight storage of anyone's personal property. Signs have been posted in the area displaying the rule.

Violations of Covenants and Restrictions

We have recently started sending courtesy notices to property owners to address violations. Our intention is to make the property owner aware of the violation with the notice. Hopefully corrective action will be taken with the courtesy notice. If no action is taken a letter will be sent addressing the violation. This letter will require the property owner to correct the violation within 30 days after receiving written notice. If the violation is not corrected the Association may correct the violation with expenses chargeable to the property owner. Please reference Article XIV of the Covenants and Restrictions for more information. The Covenants and Restrictions are downloadable from www.hartlakehills.com.

Common Violations

- Vehicles parked in the road overnight
- Vehicles should not be parked opposite the direction of authorized traffic movement, this is a safety issue
- A/C, swimming pool and similar equipment visible from street
- Garbage cans should be out of site other than garbage collection day
- Lawns and landscaping should be maintained and aesthetically pleasing (This includes edging, weeding, and sweeping clippings from the road)

Wall Pressure Cleaning Preparation

The association wall along County Road 653 is scheduled to be cleaned this Fall. Homeowners whose property borders this wall should trim plant material near the wall to make it accessible for cleaning.

Architectural Review Committee

An email box has been added to communicate with the Architectural Review Committee. Applications can now be submitted electronically to the email address to expedite the process. The email address is hartlakehill sarc@hartlakehills.com. Please see details on the application found on hartlakehills.com.

Waste For Pickup On or Near Storm Drains

At the annual meeting in January the HOA discussed that in 2014 we paid \$6,691.42 to have the storm drain system cleaned. The system was completely clogged due to trash and debris that finds its way into the storm drain. While it is impossible to prevent, we are asking you to help minimize this by ceasing to stack trash and yard waste of any kind on top of or near the storm drains.

All waste for pick up should be placed on your lot or on the curb in front of your lot. The HOA recommends that loose yard waste that is not in a bag or container be placed on your lot near the curb. Try to avoid placing it in the street. See the following guideline from the Polk Trash Services website:

Routine Yard Waste –

Routine yard waste is collected once a week on the same day as your garbage and recycling. Any yard waste should be placed at the curb in plastic lawn bags, in old garbage containers, or in neatly stacked piles.

Routine yard waste includes:

- *Shrub and tree trimmings*
- *Grass clippings*
- *Palm fronds*
- *Branches*

For more information on Polk Trash Services please refer to <http://www.polk-county.net/boccsite/County-Services/Trash-Services/>

For our Covenants and Restrictions regarding Waste reference Article XII Paragraph D. The Covenants and Restriction are downloadable from www.hartlakehills.com.

The cost of cleaning the drains is shared by all of the Hart Lake Hills homeowners. Please help us mitigate future expenses and possible assessments.

We thank you in advance for helping us maintain the beauty and value of our community. Please contact the HOA by using our email address, hartlakehillshoa@hartlakehills.com. Thank you!!

Board Members and Officers

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