

Blairstone Forest Community Association Rules

When we chose to live in Blairstone Forest we were attracted by the unique forest environment located so close to downtown. Preserving what we have depends on our working together. This reminder is a summary of many points in the Covenants, Board of Director decisions, Florida law, and City of Tallahassee Ordinances.

Violations of law or city ordinance may be reported directly to the Consolidated Dispatch Agency at 850-606-5800. For any other rules violations, contact the board. The complaint must be specific, providing the address, time(s) and date(s) of the alleged rules violations. The Board will try to maintain the anonymity of the person filing the complaint. We will try to verify the violation and, if warranted, ask our Property Management company to send a letter to the homeowner reminding of them of the rule and asking for their cooperation. After repeated violations, the board will consider potentially issuing fines. Fines are authorized by FS 720, Section 305.

Annual Assessment payments are due, or must be postmarked by January 1. Covenants Article VII, Section 6, C There is a ten day grace period. Article VII, Section 6, D Beginning January 11 a late service fee of \$25/lot will be charged and a penalty of 18% simple interest on the outstanding balance, retroactive to January 1. Article VII, Section 6, D. It is the responsibility of the homeowner to provide proof that the payment was made as required. The Board will be reluctant to waive the late fee and interest for late payment.

Speed Limit signs are posted to protect all of the Forest residents. Report possible violations to the Consolidate Dispatch Agency at 850-606-5800. Parking should be done on one's own property or the spaces provided by the Association.

Parking in the street, even partially, creates traffic problems for all of us. Contact the Board by our website, blairstoneforesthwa.com. or report street obstructions to the Consolidate Dispatch Agency at 850-606-5800.

Property Appearance is an important reason we chose to live here so please maintain your property as required "in a good state of repair (and) in an aesthetically pleasing manner." Covenants – Article II, Section 3 Contact the Board by our website blairstoneforesthwa.com.

Boats and Trailers may only be parked behind houses, and then, only if they are not visible from the street. Covenants – Article II, Section 15 Contact the Board by our website, blairstoneforesthwa.com.

Changing the Exterior of property requires advance approval of the Architectural Control Committee (ACC). This applies to adding a deck, re-roofing, or repainting the house. If an

exterior change is to be made one must have prior approval. The forms are posted on the website -- blairstoneforesthoa.com. Covenants – Article II, Section 21 Contact the Board by our website, blairstoneforesthoa.com.

Common Grounds are not for the private use of any individual resident but are reserved for the enjoyment of all homeowners. Such areas include the pond path and the surrounding forested areas. Covenants – Article II, Section 11 Contact the Board by our website, blairstoneforesthoa.com.

Dog Walkers must pick up pet waste, whether from other people's property or common land. Tallahassee City Ordinance No. 10-0- 15AA, Section 4-11. Call Tallahassee County Animal Control at 850-891-2958 to report violations. The Ordinance requires that dogs be under the "direct control" of the person(s) with them.

Firearms may not be discharged in Blairstone Forest (Self defense excepted). Firearms and weapons must be handled in accordance with state law (FS 790.15). Covenants, Article II, Section 20, B - Call 911 to report possible gun shots.

Garage Doors should remain closed except when exiting and entering or when working outside. Covenants – Article II, Section 20, C Contact the Board by our website, blairstoneforesthoa.com.

Right to Lease – Rentals must be for a minimum of 90 days. Short term rentals are not permitted. Covenants – Article II, Sections 5 Contact the Board by our website, blairstoneforesthoa.com.

Rules for Guests are the same as for residents. Please inform your guests of rules and expectations. Covenants – Article II, Section 19 Contact the Board by our website, blairstoneforesthoa.com.

Trash Cans must be left behind the house or behind an enclosure during the week. They should be removed from the street within one day of garbage pickup. Covenants – Article II, Section 9 Contact the Board by our website, blairstoneforesthoa.com.

Tree Removal is a serious undertaking. Normally, no living tree with a diameter of 6" or greater can be removed or intentionally damaged to cause it to die without Board permission. The Board of Directors has a tree form on the website blairstoneforesthoa.com. Covenants – Article II, Section 13 Contact the Board by our website, blairstoneforesthoa.com.

Signs, except For Sale or For Rent signs, are not permitted. Covenants – Article II, Section 8 Contact the Board by our website, blairstoneforesthoa.com.

Advertising and Solicitation are banned. Covenants – Article II, Section 18 Contact the Board by our website, blairstoneforesthoa.com.

Temporary Structures, like storage sheds, trailers, mobile homes, etc. are not permitted. Covenants – Article II, Section 7 Contact the Board by our website, blairstoneforesthoa.com.

TV Antennas and Dishes must be in accordance with the Covenants. Please seek ACC clarification before installing such a device. Covenants – Article II, Section 10 Contact the Board by our website, blairstoneforesthoa.com.

Nuisances, whether barking dogs or noise that constitutes “offensive activities,” on private property or on common lands, and unattended fires are not condoned. Covenants – Article II, Section 6 - **Barking dog** complaints should be referenced under Tallahassee City Ordinance No. 10-0-15AA, Section 4-10(2)1 when calling the Consolidated Dispatch Agency at 850-606-5800. **Noise complaints** (Leon County Ordinance No. 13-02) can be reported to the Consolidated Dispatch Agency.

The following are the noise limits in the proposed City of Tallahassee Ordinance. It serves as a guide.

Residential property between - 7 a.m. and 10 p.m.:

Outdoor: 60 decibels (Close conversation)

Indoor: 45 decibels (Softer than city street)

Residential property between - 10 p.m. to 7 a.m.:

Outdoor: 55 decibels (City street)

Indoor: 40 decibels (Whisper)

Unattended fires (FS 590.11 states "It is unlawful for any individual or group of individuals to build a warming fire, bonfire, or campfire and leave it unattended while visible flame, smoke, or emissions exist.") should be reported to the Consolidated Dispatch Agency at 850-606-5800 immediately.

Variances from the covenants can be granted by the Board of Directors, when circumstances warrant. Covenants – Article II, Section 22 Contact the Board by our website, blairstoneforesthoa.com.

Zoning Regulations for the City of Tallahassee apply in the Forest.

Fishing in the ponds is prohibited by Board decision August 6, 2015. Contact the Board by our website, blairstoneforesthoa.com.

If your neighbor is in violation of these rules, if one feels comfortable doing so, respectfully point that out to your neighbor. If the matter cannot be resolved, please contact the Board via the website. The Association has the legal right to enforce its rules and fines in court.

If you are in violation, notify the Board of the issue and the Board will work with the homeowner to resolve the issue. That would avoid the expense and time of the legal system.

Use the website: blairstoneforesthoa.com to make use of contacts and information that are designed to help us preserve and protect what we have in Blairstone Forest.