

“REMINDER”

MANDERLEY HOMEOWNERS ASSOCIATION

ANNUAL MEETING

WEDNESDAY JUNE 27, 2001 6:30 pm

AT

**SEMINOLE COUNTY LIBRARY
NORTHWEST BRANCH – LAKE MARY**

580 GREEN WAY BLVD

If you can't make the meeting, please make sure you sign your proxy and give it to someone who will be attending. If you don't know anyone who will be attending, call a Board member.

MANDERLEY HOMEOWNERS ASSOCIATION, INC.

THINGS YOU SHOULD KNOW ABOUT YOUR COMMUNITY

JUNE 2001

ANNUAL ASSESSMENT: Currently you have an annual assessment for the maintenance of your Community in the amount of \$330.00. You will be billed near the end of December each year with the ability to pay in two installments. The first installment of \$165.00 is due 1/15 and the second \$165.00 is due on 7/1.

ARCHITECTURAL CONTROL: Any changes that you plan to make to the outside of your home, including landscaping, color of your home, or color and type of roof shingles, must be approved by the Architectural Review Committee. Applying for the change must be made on an Architectural Review Application, copy attached, and sent to our management company.

A decision on your application will be made within 30 days.

MAINTENANCE OF YOUR PROPERTY: Each homeowner is expected to maintain his or her property in a manner consistent with the community and satisfactory to the Association. Failure to satisfactorily maintain your property can result in the Association contracting to have your property brought up to community standard and then billing you for the cost. If your property is in need of repair, you will get warning letters and have the ability to present your side to the Association Board or a committee appointed by the Board.

RESTRICTIONS:

Fences: Currently fences can only be six (6') feet in height and board-on-board style. If you back up to a lake, the fence can only be three (3') feet in height. Fences can only be erected in the rear yard from the rear dwelling line to the rear property line. Fences must be maintained by periodic pressure washing and staining.

Wells: Wells are not permitted even for irrigation.

Sheds: Sheds are not allowed in the community. Small storage bins may be permitted on patio or pool areas.

Swing Sets: Swing sets are permitted in the rear yard, but the set must be visually buffered from the surrounding properties. This screening can be accomplished with fencing, trees or shrubs.

Pets: All pets must be kept on a leash when in the community and not on the homeowners property. Homeowners must clean up any excretions of their pets.

Clotheslines: No clotheslines are permitted.

Parking: No truck or van with more than ¾ ton capacity, no truck with other than standard size tires, no commercial vehicles, no house or travel trailer, motor home, camper, boat or boat trailer shall be parked in the community. Commercial vehicles working in the community are permitted, but they can not be parked overnight.

Antenna and Aerials: No antenna, no aerial or **satellite dish** of any type shall be placed upon a home or within a lot unless approved by the Architectural Review Committee or the Board.

Windows, Awnings and Shutters: No awnings, no canopies or shutters, including hurricane or storm shutters, shall be attached or affixed to the exterior of your home. No foil, window tinting material, or shielding material or devices shall be placed upon any windows or sliding glass doors without approval from the Architectural Review Committee or Board.

Lake Front Property: Please remember that the area surrounding the lakes and the lakes themselves are community common areas and homeowners are not permitted to build docks, wharfs, boathouses and any other structure within this area.

This summary of “Things you should know” does not cover everything in your Document Book. We urge you to read your Document Book before making any changes to your home. If the changes you are considering are not covered, you should contact Specialty Management or a Board member before proceeding with the change or filling out an application form.

Some of these rules may seem too restrictive, but please remember we are trying to keep the property value of our homes at the very highest level. If everyone was allowed to do whatever he or she pleased with the exterior of his or her home, we would see dramatic drops in our home values.

In addition, please get involved with your community. Your ideas and opinions are important to all of us. We need everyone’s help in making Manderley an attractive and pleasant place to live.

MANDERLEY HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW APPLICATION

Property Owner _____ Phone _____

Address _____ Date _____

Submitted By: _____

Purpose of application: Check appropriate items.

___ Construction Drawings

___ Landscaping Plan

___ Fence Plan & Detail
(attach survey showing fence
location, height, type, color
and material)

___ Pool Plan & Detail
(attach survey showing pool
location)

___ Exterior Color Selection
(attach color chip sample
denote body, trim & roof
color)

___ Screen Room or Room
Addition & Detail
(attach survey with
sketch of improvement,
color, materials, etc.)

___ Other - _____

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Address of Property

Lot Number

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MANDERLEY BOARD ACTION:

___ Approved ___ Disapproved Date _____

By: _____ By: _____
Print Name: _____ Print Name: _____

Comments: _____

