

# GRASSY POINTE HOA

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## COMMON LOT MAINTENANCE OR CHANGE CLARIFICATION

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### INTRODUCTION

Grassy Pointe homeowners generally take pride in their homes and property and need no reminders to keep them in well maintained condition. Pure maintenance activities such as painting the home the same color or adding small plants and bushes require no Home Owner Association (HOA) Board approval. Other topics may not be as clear in reading the Grassy Pointe Home Owner Association By-Laws. Below are some answers to commonly asked questions or topics regarding rules or when a change may require the HOA approval.

Note that as a home owner in Grassy Pointe you have agreed to conform to the HOA By-Laws. The HOA performs periodic inspections of the homes within the community. Note that changes to properties requiring HOA approval are normally granted via the Architectural Review Board (ARB) of the HOA.

#### 1. **Special vehicle parking**

Grassy Pointe HOA Document Reference:

Article II Restrictions, Section 2.02 – Special Vehicular Parking.

No commercial vehicles, except those present on business, and no trailers, recreational vehicles, boats, trailers, or mobile homes may be parked in the Development unless parked inside garages and concealed from public view.

Interpretation:

Only commercial vehicles are allowed in the development while they are providing a service to a home or property.

## 2. House condition

Grassy Pointe HOA Document Reference:

Article IX -Maintenance Of Common Areas And Lots, Section 9.01 (c) – Lot Dwellings.

Each owner shall be responsible for the maintenance of his Lot and the dwelling and any improvements located thereon.

The exterior of all dwellings, including, but not limited to, roofs, walls, doors, windows, patio areas, screenings and awnings shall be maintained in a first-class condition and repair and in a neat and attractive manner.

No excessive rust deposits on the exterior of any dwellings, peeling of paint, or discoloration of same shall be permitted.

Interpretation:

All aspects of the home exterior should be maintained and repaired as necessary. Discoloration of the exterior due to any cause should be addressed as soon as it is noticed.

## 3. House colors

Grassy Pointe HOA Document Reference:

Article IX -Maintenance Of Common Areas And Lots, Section 9.01 (c) – Lot Dwellings.

Each owner shall be responsible for the maintenance of his Lot and the dwelling and any improvements located thereon.

All exterior painted areas shall be painted as reasonably necessary, with the original colors as constructed, or with such other colors generally characterized as “earth tones” and harmonious with other dwellings. Color must be approved by the ARB prior to painting.

No dwelling owner shall change the exterior color of his dwelling without the consent of the Association.

Interpretation:

All aspects of the home exterior should be maintained and repaired as necessary. Discoloration of the exterior due to any cause should be addressed as soon as it is noticed. Only subdued or neutral colors are likely to be approved for exterior paint colors. ARB approval is required for all color changes.

## 4. Roof colors and types

Grassy Pointe HOA Document Reference:

Article IX -Maintenance Of Common Areas And Lots, Section 9.01 (c) – Lot Dwellings.

Each owner shall be responsible for the maintenance of his Lot and the dwelling and any improvements located thereon.

The exterior of all dwellings, including, but not limited to, **roofs**, walls, doors, windows, patio areas, screenings and awnings shall be maintained in a first-class condition and repair and in a neat and attractive manner.

No dwelling owner shall change the exterior color of his dwelling without the consent of the Association.

Interpretation:

All homes in Grassy Point were built using asphalt shingles. Any change of material or color requires ARB approval. A change of material is unlikely to be approved.

## 5. Fencing

Grassy Pointe HOA Document Reference:

Article II Restrictions, Section 2.12 – Fences, Walls and Hedges.

No fences, walls or hedges shall be installed, except with the consent of the Association. Any approved fence, wall or hedge must be maintained in good condition at all times. The Association shall have the right to require all fences and walls throughout the Development to be of a specified standard type of construction and material, and shall further have the right to approve any other type of fences and walls, and shall further have the right to change standards from time to time as the Association deems appropriate.

Interpretation:

ARB approval is required for all fence installations. The ARB has historically granted permission for fences starting 1/3 of the way back from the front of a home. Typical approved fence design is of a solid panel style with a 5-6 foot height. The color should be neutral or white. Fences must be maintained so they are intact, with no holes or broken panels and no discoloration due to dirt, rust or other possible discoloring agents.

## 6. Mailboxes

Grassy Pointe HOA Document Reference:

Web reference to non-bylaw statement: <https://grassypointe.com/bylaws-and-standards/>

Mailboxes

- Must be white
- May be plastic or metal
- Must be standard size with approximate dimensions of 20”L x 7”W x9H” (Variances must be approved by ARB)
- May have embossed patterns if white

**Note:** Residents have found that the current mailboxes may be cleaned effectively with Tilex or similar shower/mold cleaner.

Mailbox poles

- Mailbox poles can be repainted and repaired by residents as needed.
- Repairs must match the original style and structure.
- Paint color details – BEHR, Base 3800, semi-gloss, Custom Color Match, CLRNT OZ-384th, CL 0-29, LL 0-30, TL 0-4.



Interpretation:

Homeowners should paint or repair mailbox poles and struts as they begin to show underlying wood for both appearance and wood protection. Mailboxes should be cleaned whenever they have mold or other stains. They may be replaced at the homeowner’s discretion following the guidelines above.

**7. Driveway and sidewalks**

Grassy Pointe HOA Document Reference:

Article IX -Maintenance of Common Areas and Lots, Section 9.01 (c) – Lot Dwellings.

Each owner shall be responsible for the maintenance of his Lot and the dwelling and any improvements located thereon.

All sidewalks, driveways and parking areas within a Lot or serving the Owner's dwelling shall be clean and kept free of debris; and all cracks, damaged or eroding areas-on same shall be repaired, replaced or resurfaced as necessary.

Note that the city and country regulations supersede the HOA By-Laws. The City owns and maintains all sidewalks in our community. Products such as Sno-Cap and Un-Rust have been used successfully by residents.

Tarpon Springs City Police Department Code Enforcement  
444 S Huey Ave, Tarpon Springs, FL 34689  
(727) 937-0017

Interpretation:

The homeowner is responsible for keeping sidewalks and driveways clean and free of debris. All sidewalk repairs will be performed by the city. Sidewalk damage should be reported to the city or to the Grassy Pointe HOA Board so it can be scheduled for repair. If the crack is wider than a construction joint it needs to be addressed. Repairs to the driveway are the homeowners responsibility.

**8. Landscaping**

Grassy Pointe HOA Document Reference:

Article IX -Maintenance of Common Areas and Lots, Section 9.01 (d) – Landscaping.

All such landscaping shall be maintained in a first-class, neat and attractive condition and appearance and, mowing, watering, trimming, fertilizing, weeding, and insect and disease control shall be performed by the owner, as reasonably required.

All landscaped areas shall be primarily grass or plantings, and shall not be paved or covered with gravel or any artificial surface without the prior consent of the Association. All dead or diseased sod, plants, shrubs, trees or flowers shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be promptly removed.

Interpretation:

All visible landscaping should be kept in a neat and attractive condition. This typically requires a reasonable amount of watering, fertilization and pest control to keep vegetation in a healthy state.

## **9. Sheds**

Grassy Pointe HOA Document Reference:

Article II Restrictions, Section 2.20 – Structures and Dwellings.

No more than one (1) detached single-family Dwelling shall be erected on a lot. There shall be no accessory structure unless approved by the Architectural Review Board. No temporary building, trailer or other structure shall be permitted on any Lot, except the trailers, temporary buildings or barricades which may be permitted during construction of a Dwelling.

Interpretation:

Sheds or storage buildings can only be built where they are completely out of public view.

## **10. Lawn ornaments**

Grassy Pointe HOA Document Reference:

Article II Restrictions, Section 2.18 – Lawn Sculptures.

There shall be no lawn sculptures, birdbaths, frog ponds, artificial plants, birdhouses, rock gardens or similar types of accessories on any Lot, except those that are approved by the Architectural Review Board.

Interpretation:

ARB approval is required for any lawn ornament installed in public view.

## **11. Garbage pails**

Grassy Pointe HOA Document Reference:

Article II Restrictions, Section 2.19 – Refuse and Garbage.

All garbage and refuse shall be placed in containers and shall be capped and stored in such a manner that they are inaccessible to animals. All containers shall be kept in a clean and sanitary condition and stored inside a Unit or in an area screened from view.

## **12. Tree removal**

Tree removal is regulated by the City or county and not by Association. A permit is generally required. See the Landscaping section.

Note that trees provide shade for other landscaping such as the lawn and bushes. Their removal may increase the amount of sun in the yard and thus be detrimental to other parts of the lot.