

**SUTTON PLACE OF TAMPA**  
**GENERAL RULES AND REGULATIONS**  
01/18/16

**EACH UNIT IN SUTTON PLACE IS A ONE FAMILY DWELLING.**

**SPEEDING:** All residents are reminded that the speed limit through the community is 15 mph. please cooperate and comply.

**NO ON-STREET PARKING:** There is no on-street parking permitted. All roadways are fire lanes. Violators will be towed.

**PARKING:** Parking is not allowed on the grass, in the street or in common areas. **CARS PARKED ILLEGALLY WILL BE SUBJECT TO TOW-AWAY.** Residents (owners and renters) are responsible for proper guest parking. Each residence has a double garage and two parking spaces in their driveway. If more vehicles can be parked ENTIRELY within these spaces it is acceptable. However, each vehicle has to fit entirely within the driveway. They may not extend partially into the street, grass, shrubbery or common areas. Again, **NO CARS ARE PERMITTED TO PARK ON THE STREET.** You may also ask permission of neighbors to temporarily park in their unused spaces or park outside the walls.

**TRASH DUMPSTERS:** Are emptied on Tuesday and Friday. Only waste within the dumpster will be removed. Please do not leave garbage or trash in the enclosure fence. All waste must be placed in the dumpster. Please close the enclosure doors when leaving. Any home furnishings or replaced appliances are to be disposed of by the resident. They are not placed into or next to the dumpster. All trash should be bagged, boxes broken down. No chemicals or furniture.

**GUTTERS:** The Association cleans gutters once annually. Owners are reminded to have all gutters and downspouts cleaned on a routine basis as blockages will lead to water damage of fascias, soffits and walls. Should the Association determine that exterior repairs are necessary due to improperly maintained gutters; the owner will be held monetarily responsible for the costs of repairs to any damaged building components.

**ROOFS:** Owners are also reminded to clean off all debris from their roof and trim as appropriate, any branches rubbing onto or posing a danger to the roof.

**FENCE REPAIRS:** Owners should routinely inspect rear and side yard fences for needed repairs. Repairs should be completed promptly.

**REAR YARD ENCLOSURES:** Enclosed yards must be routinely maintained. No weeds, trash, or debris should accumulate.

**POOL:** Rules are posted at the site. Please be considerate of the residents whose homes are adjacent to the pool. If you did not receive a pool restroom access key from the former owner you may request one from the Board. Minors under 18 must have accompanying adult supervision in the pool area. To have a party at the pool you must advise the Board of the date desired. If the date is available, it will be approved. Clean-up is required. Any damage to furniture or appliances will be the responsibility of the resident making the reservation. All guests must be accompanied by the owner or HOA approved tenant.