

Return Instrument to:
Friscia & Ross, P.A.
5550 West Executive Drive, #250
Tampa, FL 33609

CERTIFICATE OF RECORDING
RULES AND REGULATIONS OF FOREST PARK I HOMEOWNERS ASSOCIATION,
INC.

The undersigned officers of Forest Park I Homeowners Association, Inc. the corporation in charge of the operation and control of the Forest Park I subdivision, located in Hillsborough County, Florida, according to the Declaration of Covenants, Conditions and Restrictions for Forest Park I Homeowners Association, Inc. being recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 09465 beginning at Page 1137; Instrument No.: 99034229; hereby certify that the Rules and Regulations of Forest Park I Homeowners Association, Inc., were proposed and approved by the Board of Directors pursuant to the requirements of the governing documents of Forest Park I Homeowners Association, Inc. and Florida Statutes. These guidelines are being recorded pursuant to the requirements of Fla.Stat. §720.306 (2018):

- Exhibit A: Rules and Regulations of Forest Park I
- Exhibit B: Tenant Information Form
- Exhibit C: Painting Application
- Exhibit D: Architectural or Landscaping Form

The undersigned, being duly authorized by the Board of Directors of Forest Park I Homeowners Association, Inc., do hereby attach hereto the Rules and Regulations of Forest Park I Homeowners Association, Inc.

IN WITNESS WHEREOF, we have affixed our hands this 26th day of JULY, 2021 in Hillsborough County, Florida.

Bette L. Guarino
Signature of Witness

Bette L. Guarino
Printed Name of Witness

FOREST PARK I HOMEOWNERS ASSOCIATION, INC

Vance Baker
Vance Baker, President

Marlene J. Merrein
Signature of Witness

MARLENE J. MERREIN
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of July, 2021, by Vance Baker, President of Forest Park I Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

Personally Known OR Produced Identification
Online Notary: (Check Box if acknowledgment done by Online Notarization)

Type of Identification Produced: _____

Bette L. Guarino
Notary Public

My Commission expires:



Michael Parkin

Michael Parkin, Secretary

Marlene J. Merrin

Signature of Witness

MARLENE J. MERRIN

Printed Name of Witness

Bette L. Guarino

Signature of Witness

Bette L. Guarino

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2021, by Michael Parkin, Secretary of Forest Park I Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

Personally Known OR Produced Identification

Online Notary: (Check Box if acknowledgment done by Online Notarization)

Type of Identification Produced: _____

Bette L. Guarino

Notary Public

My Commission expires:



RULES AND REGULATIONS OF FOREST PARK I HOMEOWNERS ASSOCIATION

Proposed Architectural modifications and other changes to the Exterior of a Lot must first be submitted to the Architectural Control Committee (ACC), which conducts a review and makes recommendations to the Board of Directors (BOD) for final approval.

Any homeowner who either does not submit the proper request, prior to starting any work or modification, or does not adhere to any of these Architectural Guidelines and Rules & Regulations, will be subject to a fine for non-compliance. (Article VII, Sec 7)

The Board of Directors must approve any changes, including color or style, to any of the following:

- 1. HOUSE EXTERIORS:** (Article VII, Sec 4 and 2nd Amendment). All changes to the exterior finish colors and surface finishes on all homes, including but not limited to the body, trim, front doors, garage doors and window shutters; whether repainting the home the same colors or different colors, must first be approved by the ACC and BOD. If colors are selected that are different than the original color, the proposed colors must be selected from the Association's approved Master Color Palette. The approved Master Color Palette is available from the ACC upon request. Violation of this rule is subject to daily fines.
- 2. ROOFS:** (Article VII, Sec 4 and 2nd Amendment). The replacement of a roof must first be approved by the ACC and BOD, even if the shingles are the same color and type (architectural/dimensional) as the original. An approved "Master Family of Colors" palette and Roofing Replacement Fact Sheet are available from the ACC upon request. While the material composition may differ from asphalt, the appearance must closely match the current dimensional/architectural shingles, unless otherwise approved by the ACC and BOD. A sample of the shingle must accompany the ACC request form. Violation of this rule is subject to daily fines.
- 3. DRIVEWAY COATINGS:** (Article VII, Sec 4 and 2nd Amendment). All changes to driveways to including painting/staining/change of texture/material of the driveway, must first be approved by the ACC and BOD. Violation of this rule is subject to daily fines.
- 4. LANDSCAPE:** (Article VI, Sec 14 and 2nd Amendment). Any architectural or landscape changes must first be approved by the ACC and BOD. Prior to starting any landscape or Lot changes, detailed specifications including a diagram of proposed changes must be submitted along with a fully completed Architectural Change request form to the ACC. The ACC and BOD will provide a timeline by which the work must be completed. Changes of seasonal plantings, within an established landscape bed, do not require prior approval. Violation of this rule is subject to daily fines.
- 5. MAIL BOXES:** (Article VI, Section 15) Any changes in color or style of mail boxes from the original builder type must receive prior ACC and BOD approval. Plantings around the mailbox must be in accordance with the US Postal Service requirements.



6. **POST LIGHTS:** Prior to replacement of light posts, all proposed new light posts or proposed changes to existing light posts must be approved by the ACC and BOD. All light posts must be single globe (multiple bulbs are permitted within the single globe) and the post color may be black, white or brown. Any other color must first be approved by the ACC and BOD. Homeowners shall be responsible for sensor operation and for the maintenance of the front yard light post.
7. **ACHITECTURAL CHANGE REQUEST:** Approved ACC requests shall be valid for a period of 60-days from the date of written approval by the BOD.

SUPPLEMENTAL RULES

8. **SIGNS:** (Article VI, Sec 19) In addition to the signs allowed in Article VI, Sec 19, all Contractor/Vendor signs may be posted in a yard on the day that work has commenced and may remain until 1 day after work has been completed. It is the homeowners' responsibility to remove such sign. Violation of this rule is subject to daily fines.
9. **DUMPSTERS/PODS:** (Article VI, Sec 4, 9 and 13) Prior to placement on any Lot, BOD approval is required for all dumpsters, roll-offs, large trash collectors, PODs, large storage containers and the like. Activities associated with renovation, move in/out, structural improvement and/or other such initiatives do not preclude the requirement for BOD approval. These items shall not be placed sooner than 1 day prior to the start of the job and must be removed no later than 1 day after completion of the job. Under no circumstance will a dumpster, roll off, large trash collector, POD, large storage container or the like be placed on a Lot for a period of time which exceeds a total of 14 consecutive days. If more time is needed, an extension of approval must be obtained from the BOD. Violation of this rule is subject to daily fines.
10. **RV/BOAT/JET SKI/TRAILER:** (Article VI, Sec 8) Boats, trailers and other recreational vehicles must be parked inside of the garage of a home and concealed from public view. The BOD may, upon request, permit an owner or resident to temporarily park a **RV/BOAT/JET SKI/TRAILER** on their driveway for loading, unloading, and cleaning. A request for temporary parking shall be submitted via either written or electronic request to the BOD. Three consecutive days is the longest period of time the BOD considers to be temporary parking for this purpose. Violation of this rule is subject to daily fines.
11. **TRASH/RECYCLABLES:** (Article VI section 9) Trash cans and recyclable bins must be concealed from public view. Trash cans and recycle bins can be placed at the curb no earlier than dusk the night prior to collection day; and shall be moved to their storage location by 6 AM of the day following collection. Violation of this rule is subject to daily fines.
12. **YARD WASTE:** (Article VI, Section 9) No Lot shall be used for the storage of rubbish. Yard waste shall be placed at the front of a Lot between the curb and right-of way, on the resident's lawn.

Yard waste and other debris and rubbish shall not be placed in the street. Yard waste, rubbish and debris shall be placed at the front of the lot, at the approved location, no earlier than two days prior to the scheduled collection day. Cleanup of any yard waste, rubbish or debris left by collectors is the responsibility of the homeowner. If yard waste, rubbish or debris is not collected on the normally scheduled day, contact the City of Plant City (813-659-4222) to schedule a pickup. Violation of this rule is subject to daily fines.

13. **DWELLING RENTAL AGREEMENTS:** A completed tenant information sheet shall be filed with the Association within five business days of a tenant moving into Forest Park I. Attached hereto is the tenant information form that must be provided to the association.

14. **MISCELLANEOUS:** The above is a listing of all the current Rules and Regulations which either clarify or amplify municipal ordinances and/or the referenced article/section noted. Homeowners are responsible for understanding and complying with all Governing Documents of Forest Park I Homeowner's Association, including the DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS, the Bylaws and the Articles of Incorporation and all Amendments thereto, as well as all Rule and Regulations of the Association as same may be adopted from time to time. These documents, as well as contact information for the ACC members can be found at waldenlake.org, click on "Neighborhoods", scroll to and click on "Forest Park", then click on "Documents" or "Contacts".

FOREST PARK I HOMEOWNERS ASSOCIATION, INC.

Tenant Information Form

Rental Property Address: _____

Homeowner (Landlord) Name: _____

Homeowner Mailing Address: _____

Homeowner Telephone Number and Email: _____ / _____

Name of Designated Agent (if applicable): _____

Address of Designated Agent: _____

Telephone Number and Email of Designated Agent: _____ / _____

Length of Lease: _____ Beginning Date: _____ End Date: _____

Tenant Name(s): _____

Tenant Telephone Number and Email: _____ / _____

Tenant's Vehicle Information (license to include State of Issue and Number):

No. 1: License: _____ Make / Model: _____ Color: _____

No. 2: License: _____ Make / Model: _____ Color: _____

I (we) attest, by our signatures below, have received, read and agree to abide by the CC&Rs, By-Laws and Rules and Regulations (and as altered or amended) of Forest Park I Homeowners Association (FPHOA) knowing that if they are not adhered to, the Homeowner will ultimately be either fined or other legal remedy may be pursued (which may extend to Tenants) for violations in accordance with Florida Statutes §720.305 and FPHOA's Violation and Fine Policies and CC&Rs (as amended).

Signature of Tenant

Date

Signature of Tenant

Date

Signature of Tenant

Date

Signature of Homeowner (Landlord)

Date

Signature of Designated Agent (if applicable)

Date

I hereby also delegate authority to the above Designated Agent to act on my behalf in dealings with FPHOA regarding this rental property and tenant(s) per Florida Statutes §720.301(9) and FPHOA's Rules and Regulations.

Signature of Homeowner (Landlord)

Date

This form must be completed and returned to FPHOA's Management Company via mail, fax, or email within 5 days from the signing of any lease for any Tenancy per FPHOA's Rules and Regulations

Effective 06/01/2021 (This is the initial version of this form)



FOREST PARK HOMEOWNERS' ASSOCIATION, INC (FPHOA)

Request to re-paint a home's stucco body and, or trim/accents in its existing colors or colors other than those currently existing on the structure.

Please Print in Ink

NAME(s) _____

ADDRESS _____

PHONE NUMBER _____ EMAIL: _____

CONTRACTOR _____, (If applicable)

In accordance with Article VII, Sec 4, 5, 6 and 7 of the FPHOA DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS (DCCR's) and the ACC Rules and Regulations, I am submitting this request to the Architectural Control Committee (ACC) for review of my proposed color choices for repainting my home.

After reviewing the FPHOA's approved Neighborhood Master Color Palette and completing the required steps listed in the ACC's WORKSHEET FOR COMPLETING REQUESTS FOR REPAINTING A HOME I have:

- Attached manufacturer's paint sample chips with mixture codes #s for my proposed body, trim, and accent colors to this request form.
Painted a 2 foot wide by 3 foot tall sample of my proposed body color and a 2 foot wide by 1 foot tall sample of the trim color on an exterior wall of my home for the ACCs' review.

Sample(s)
Body Color
Trim Color
Accent Color

I understand that painting cannot proceed until signed approvals are obtained from the FPHOA.

Any sign that a contractor wants to display can be posted on the day that work has commenced and can remain until 1 day after work has been completed. It is the homeowners' responsibility to remove such sign or be subject to a daily fine until sign has been removed.

Estimated Completion Date _____

Homeowner Signature _____ Request Date _____

Architectural Control Committee Recommendation

Approval _____ Disapproval _____ Other _____

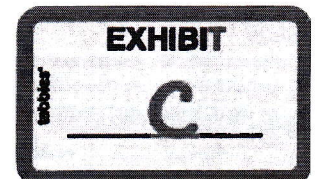
_____ Date _____

(Initials of Architectural Control Committee)

Board of Directors Action:

Approval _____ Disapproval _____ Other _____

Board of Director's Approval - Signature(s) _____ Date _____



**FOREST PARK HOMEOWNERS' ASSOCIATION, INC
ARCHITECTURAL OR LANDSCAPE FORM**

Architectural or Landscape Request for review and FPHOA BOD approval per Declaration of Covenants, Conditions and Restrictions, in particular Articles VI and VII. Please review these.

Submit in duplicate to the Architectural Control Committee (See Below) including a copy of the plot plan detailing location of the proposed changes. Include dimensions and color, if applicable.

Please Print in Ink

NAME _____

ADDRESS _____

PHONE NUMBER _____ EMAIL ADDRESS _____

CONTRACTOR _____ (if applicable)

REQUEST _____

Estimated Completion Date _____

Any sign that a contractor wants to display can be posted on the day that work has commenced and can remain until 1 day after work has been completed. It is the homeowners' responsibility to remove such sign or be subject to a daily fine until sign has been removed.

I understand that construction, plantings or other changes cannot proceed until signed approvals are obtained from the FPHOA BOD.

Signature of Homeowner

Request Date

*******Architectural Control Committee Recommendation*******

Approval _____ Disapproval _____

Other _____

(Initials of Architectural Control Committee)

Date _____

Board of Directors Action:

Approval _____ Disapproval _____

Other _____

Board of Director's Approval – Signature(s)

Date

