

TAMERLANE HOMEOWNERS ASSOCIATION, INC RULES AND REGULATIONS

**Please note that these rules and regulations are in addition to
the use and other restrictions contained in the
Tamerlane Homeowner Association Documents.**

Approved by Tamerlane Board of Directors

Last updated on: January 08th, 2025

We are currently in between management companies. Please direct your concerns to this email address for now: tamerlanepresident@tamerlanehoa.com. Please also consider joining board meetings.

Monthly maintenance for 2026 is \$250*. Please make all checks payable to Tamerlane Homeowners Association, and mail to:

ATTN: Tamerlane
Truist
P.O. Box 628207
Orlando, FL 32862-8207
954-577-9700

Please, always put your account number on the memo line.

* Subject to change annually.

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TAMERLANE HOMEOWNERS ASSOCIATION, INC
RULES AND REGULATIONS

Please note that these rules and regulations are in addition to the use and other restrictions contained in the Tamerlane Homeowner Association Documents.

MONTHLY MAINTENANCE

Each year a budget is prepared for the community which is used to calculate the monthly maintenance amount. New coupons are provided to homeowners prior to the beginning of each year. This fee is used for trash pickup, lawn care, landscaping, road maintenance, common area water, electric, required insurance and general upkeep of the community. The maintenance fee is due the first of each month with a 15-day grace period. If received after the 15th, a late fee of \$25.00 will be assessed. Any homeowner whose check is returned for insufficient funds (NSF) will be assessed the \$25.00 late fee and an additional \$35.00 NSF fee. The homeowner will also be responsible for any legal fees incurred in attempting to collect delinquent payments. Any homeowner who is 90 days past due on monthly fees will be referred to the association attorney for collection which may lead to a lien being placed on the property. LIENS CAN LEAD TO A FORECLOSURE SUIT LEVIED AGAINST YOUR UNIT. Any homeowner having difficulty making their monthly payments should contact the property manager to work out an arrangement with the Board of Directors.

PARKING

Every unit within Tamerlane has two assigned parking spaces. These spaces are usually in front of or close to each home. Units with garages must count the space in front of their garage as one of their two spaces. Guest spaces are painted with black lettering on a yellow background. All guests should park in a designated guest space or in the guest parking lot located next to the pool.

Tamerlane homeowners should park in their assigned spaces and not use guest spaces on a regular basis. Parking in guest parking in perpetuity is prohibited for owners, renters, and guests. Any cars parked in guest parking for more than 48 hours are subject to tow at the owner's expense. If you have more cars than your unit provides parking for, you are still prohibited from using guest parking as your own personal spill over parking lot. The guest parking is primarily for short term guests, not long-term owners, or renters. If you have too many vehicles that your unit cannot support, then you must park those vehicles outside of the community on Atlanta Street. No exceptions.

All unauthorized vehicles parked in reserved spaces are subject to tow at the owner's expense. Storage of vehicles at the pool guest parking lot is prohibited. Violators are subject to tow at the owner's expense.

Under no circumstances should any vehicle be parked in a designated no parking zone. These zones are fire lanes which by law must be kept clear at all times. Any vehicles found parked in designated no parking areas will be subject to tow at the owner's expense. Vehicles should not be parked on common areas. Any

vehicle found driving or parking on common areas will be subject to tow and will be held liable for damages to common areas.

Recreational vehicles, boats and commercial vehicles should not be parked on Tamerlane property overnight in ANY space or common area. This includes vans and pickup trucks used for commercial purposes with advertisement or signage on it. All commercial vehicles must be parked outside of the community on Atlanta Street. Violators will be subject to tow at owner's expense.

Motorcycles are considered individual vehicles and must be parked in one of the two homeowner's assigned spaces. Homeowner's motorcycles may not be parked on common area grounds, sidewalks or in guest spaces. Violators will be subject to tow at the owner's expense.

All vehicles parked on the property must be in good condition and in a good state of repair. No vehicles which cannot operate on its own power shall be stored on the property. No major repairs of any motor vehicle shall be made on the property. No motor vehicle shall be placed on blocks, jacks or similar device anywhere on the property. All vehicles parked on the property shall have valid and current tags.

TRASH COLLECTION

Trash collection is provided on Monday and Thursday morning. Trash must be placed out for pick up in Trash Cans. Trash cans should be placed outside after dusk the night before, or the same morning, and be brought in no later than the evening of pick up. When not out for collection trash cans must be stored on homeowner's property behind the fence, out of sight! Trash pickup is only for household garbage and bagged lawn debris.

Construction debris, furniture, appliances, computers, bicycles, fences and other "hard junk" will not be picked up. Dumping any type of hard junk will be subject to fines and fees for the removal of the material charged to the homeowner. The dumpster in the pool parking lot is not for personal use. Homeowners will be fined \$250.00 for utilizing the association dumpster for personal use. Three times per year, a dumpster will be placed in the parking lot for community use.

COMMON AREAS

No portion of common property may be removed, altered or built upon in any way without the knowledge and written consent of the Board of Directors. Tree pruning is not allowed. Parking or driving on the grass is not permitted. Any damage to common areas caused by a homeowner, their guests, employees, tenants or contractors is the sole responsibility of the homeowner. All repair and replacement costs will be charged back to the homeowner.

FACILITIES

The pool, tennis courts, playground and dog run are for the use of Tamerlane homeowners and their guests only, with residents always having priority over guests. All guests must be accompanied by a Tamerlane resident. Please obey all posted signs, and keep all gates closed and locked. Children should not be left unattended anywhere on the property. Homeowners and guests may utilize the facilities at their own risk.

POOL RULES

- Pool hours are from dusk until dawn.
- People using lotions or oils must shower before entering pool area.
- Pets are not allowed inside the pool area.
- A responsible adult must accompany children under the age of fourteen (14)
- No roller skates, bicycles, skateboards or ball playing allowed in pool area.
- Glass containers are not permitted at any time in the pool area.
- No lifeguard on duty - swim at your own risk.
- No diving permitted.
- No persons in diapers permitted in pool.
- Please keep door locked at all times. Only Homeowner's with a key are permitted in the pool area.

COURT RULES

- Court hours: 7:30AM--10:PM
- Courts are for Tamerlane residents Only and their guests.
- Owner must be with guest(s) at all times.
- Maximum of three(3) guests per household.
- No private lessons.
- Children under the age of 14 must be accompanied by a parent/guardian.
- No skates, bicycles, skateboards, or strollers.
- No pets on any court.
- Do not climb on, hand from, or otherwise abuse nets or other equipment.
- Proper footwear required.
- No metal chairs on court.
- No chalk writing on courts.
- No glass, food or drink on courts. Water is permitted on sidelines.
- No foul language.
- Items brought in by residents/guest must be removed when you leave.
- Tamerlane not responsible for personal property left at the courts.

PERSONAL PROPERTY

Bicycles, baby carriages, sports equipment or any personal property should not be kept outside of homes or on common areas. When not in use, they must be kept out of sight behind homeowner's fence.

Basketball hoops, patio furniture, barbecue grills and miscellaneous items should not be left out in front of homes or on common areas. Items left out for prolonged periods of time will be disposed of and the homeowner will be liable for the cost of disposal. The Association assumes no responsibility for items left outside on common areas.

HOLIDAY DECORATIONS

Holiday decorations are permitted to stay up for three weeks from the date of said holiday. Decorations that stay up past the three weeks will be subject to a violation being issued. This applies to all holidays, not just the major holidays.

AIR CONDITIONERS

Window air conditioners are not permitted in Tamerlane.

LANDSCAPING

Homeowners are required to maintain the landscaping of their houses in an attractive, neat and clean fashion. Foliage should be kept trimmed. *Overgrowth will not be permitted.*

SPRINKLERS

Homeowners are responsible for the sprinklers in their back yards. Homeowners may use the Association's sprinkler system for their front gardens. Homeowners must contact the Board of Directors prior to tapping into the Association's line and are responsible for all installation costs.

FENCES

Fences must be kept in good condition and painted with the proper color paint. Sagging, rotted, buckling or patched fences must be repaired or replaced. If repairs are not done in a timely manner the Board of Directors has the authority to have the necessary repairs made and charge the homeowner the full cost of the repairs.

NOISE

Consideration of the rights of other residents dictates that noise is kept to a minimum at all times. It is the owners' responsibility that family, guests, renters and children do not create disturbing noises either within the unit or anywhere else on the premises. If you observe any suspicious or illegal activity, please call the police immediately. We all value the peace and security of our community and it is our responsibility to keep it that way.

PETS

Tamerlane is a pet friendly community. Pets must be kept indoors or inside fenced yards. State, county and local law requires that dogs be on a leash when walking on public property. Homeowners are also required by law to clean up after their dogs. Pet waste transmits disease and there are a lot of children that play in the community's grassy areas. Failure to clean up after pets will result in fines. The community provides a dog run for the recreation of homeowner's pets. Homeowners are responsible for their pet's behavior while in the dog run. Aggressive pets are not permitted in the dog run as they pose a risk to other homeowners and their pets. Homeowners who fail to comply are subject to fines and suspension of their privileges to use the dog run. Pets are not permitted in the dog run after 10 pm. Do not leave your dog outdoors and unattended in your backyard. This may not only be dangerous for your dog but an annoyance for your neighbors.

RUNNING A BUSINESS

Homeowners must comply with all zoning laws and local regulations: Commercial enterprises that are in violation will be reported to Code Enforcement.

SPEED LIMITS

The speed limit in Tamerlane is 15 mph. Signs to the effect are posted throughout the community. For the safety of all residents, please obey the speed limit.

ROADS ARE NOT PLAYGROUNDS

Children should not be permitted or encouraged to play in our roadways. The community provides facilities (tennis court, pool, tot lot) for use by residents.

LEASING OF UNITS

Upon the purchase of a unit, said unit cannot be leased immediately. There are two amendments governing leasing at Tamerlane. The first amendment sets the maximum number of units rented at 10% of the community. We are currently over that percent and no new units may be leased. There is a waiting list in the management office that owners may list their name on if they wish to be contacted when there is availability to lease. The second amendment states the owner must live in the unit for a full year. Per the Association's bylaws, leases must be for a minimum of 12 months and the homeowner must make the lease agreement available to the Association. All tenants are required to follow the Associations Rules and Regulations. Tamerlane is a family community, and the Association requires all prospective new tenants complete the application process through the management company.

VIOLATIONS

In an effort to maintain the level of enjoyment for all homeowners the Board of Directors (through the property manager) must enforce the use and other restrictions set forth in the Association recorded documents and the Association Rules and Regulations. In some situations, homeowners who are in non-compliance do so unknowingly and will receive a reminder letter. Please attend to the infraction in the time indicated. If unable to do so, please contact the property manager with an explanation and a request for an extension. Homeowners who are in violation of the use and other restrictions set forth in the Association recorded documents and the association rules and regulations rules and regulations may be subject to fines up to \$100.00 per day per violation.

YARD SALES

Individual yard sales are prohibited for reasons of safety, security and liability. At minimum once a year, the Board of Directors may approve a community yard sale.

SIGNS

The Declaration of Tamerlane prohibits the posting of exterior signs. No sign may be placed outside of your home or in the windows of the property including but not limited to signs for advertising your home for sale, advertising goods or services for sale, or promoting a contractor who is doing or has done work on your property.

HURRICANE PREPARATION

Each unit owner is responsible to ensure that all furniture, plants and other moveable objects are removed from the exterior of the unit. Any unit owner who fails to make hurricane preparations and/or makes improper preparations shall be held responsible for any damage done to the property of other unit owners and/or the common elements of the association.

HOME IMPROVEMENTS

Any changes, alterations, additions, extensions, enclosures or sheds that shall be made to the exterior of homes must be approved in writing by the Architectural Review Committee (ARC). Homeowners must submit an ARC form explaining the intended changes or modifications. The ARC will approve with or without modifications, or deny the application. If denied, the homeowner will receive a written explanation. They may resubmit the application with the required modifications, where applicable. All work must be performed according to local building codes and homeowners are required to secure the appropriate building permits. Any homeowner that makes changes or modifications without an approved ARC form may be required to remove, repair or repaint. Failure to do so will result in the board making the changes and charging the full cost back to the homeowner.

ROOFING

There are 2 types of shingles approved for use on Tamerlane roofs:

1. Regular 3-tab asphalt shingles.
 - a. The approved shingle color is CYPRESS TAN.
2. Asphalt dimensional shingles (also known as architectural shingles).
 - a. The approved shingle color is SHAKEWOOD.

All roofs require ARC approval. If the aforementioned shingle colors are not available, please contact management to help choose the correct color.

SIDING

Homeowners must use T-11 wooden siding panels for their homes. Vinyl siding is accepted as long as it matches the pattern and grain of T-11 wooden siding. Please contact the ARC or Board of Directors for more information if you plan to use Vinyl siding. Rotting wood must be repaired or replaced.

PAINTING

Homeowners must paint homes with approved colors and according to the color scheme of their section. Please refer to the attached Paint Color Guide. The formulations provided in the guide are for BEHR paints which are available at Home Depot.

Medallion Paint Center

Tamerlane's official color palette is on record at Medallion Paint Center which is an official Benjamin Moore store. It is located at 4510 Hollywood Blvd on the south side of the street. The full address is:

4510 Hollywood Blvd
Hollywood, FL 33021

Home Depot

If buying paint at Home Depot, be sure to state you are purchasing paint colors customized for Tamerlane Townhomes and bring the attached color guide with you.

Our Palette

The color palette of Tamerlane homes is composed of 3 colors:

- 1) Redwood
- 3) Mahogany
- 4) Navajo White

Effective January 2016

Home Depot paint formulas

STR#6310

BEHR

BASE: 4050

PP EXTERIOR: FLAT/FLAT, MATTE
(CF) (OC-95) BOF NAVAJO WH.

CLRNT	AXL	CL	LL				
OZ	0	0	0				
384th	12	112	84				

GALLON- 1/16/2016 (JCJ)

631016529568

NOT RETURNABLE

NAVAJO WHITE

STR#6310

BEHR

BASE: 213

SOLID COLOR WOOD STN/STAIN - SO
(MAN) RED WOOD

CLRNT	EL	FL	KXL	RUL			
OZ	1	4	0	5			
384th	58	30	117	255			

GALLON- 1/15/2016 (GK)

631016529387

NOT RETURNABLE

REDWOOD

STR#6310

BEHR

BASE: 5013

PREM SOLR WD STAIN/STAIN - SOL
(MAN) MAHOGANY

CLRNT	BL	IL	KXL	LL			
OZ	4	16	0	1			
384th	176	32	144	18			

GALLON- 1/15/2016 (GK)

631016529386

NOT RETURNABLE

MAHOGANY

~~PEACH~~

As of 02/10/2022 Peach has been discontinued.

STR#6310

BEHR

BASE: 4400

PP EXTERIOR: FLAT/FLAT, MATTE
(MAN) PEACH/PINK

CLRNT	CL	VUL					
OZ	1	0					
384th	360	36					

GALLON- 1/15/2016 (GK)

63101652939

NOT RETURNABLE