

**COURTESY NOTICE RE: DEED RESTRICTION VIOLATIONS AS PER MASTER DECLARATION.**

1. Lawns must be maintained, i.e. grass cut, edged and fertilized. (Sect. 7.21 of Master Declaration)
2. Landscape beds must be maintained. (Sect. 7.21 of Master Declaration)
3. No cars are allowed on the street overnight without prior written consent of the approving party (HOA). No vehicle containing commercial lettering, signs, equipment, and no truck, recreation vehicle, camper, trailer, or vehicle other than a private passenger vehicle, and no boat, may be parked or stored outside driveways and garages, without consent of the approving party. (Sect. 7.2 of Master Declaration)
4. No trade, business, profession, or commercial activity, or any other non-residential use, shall be conducted by unit owner or resident of a unit upon any portion of the SUBJECT PROPERTY, nor within any UNIT, if in connection therewith customers, patients or the like come to the UNIT, or if such non-residential use is otherwise apparent from the exterior of the UNIT. (Sect. 7.6 of Master Declaration)
5. All Garage doors shall remain closed when not in use. (Sect. 7.16 of Master Declaration)
6. All garbage containers must be kept shall be kept inside a UNIT away from view, except when placed outside for collection. (Sect. 7.17 of Master Declaration)
7. No Pit Bull terriers are permitted without the consent of the approving party which may be withheld in its sole discretion. Any resident shall pick up and remove any solid animal waste deposited by its pet. No commercial breeding of pets is permitted within the subject property. The approving party may require any pet to be immediately and permanently removed from the subject property due to a violation of this paragraph. (Sect. 7.29 of Master Declaration)

RE: DEED RESTRICTION VIOLATIONS - (continued)

There have been an overwhelming amount of complaints regarding pets.

Please remember that your neighbors are depending upon you to pick up after your pet! Doggie debris is never pleasant and distracts from the appearance and the enjoyment of those who live here. Dog feces can cause diseases and serious health problems if not disposed of properly.

In accordance with the Hillsborough County Ordinance #00-26, any feces deposited by a dog or cat on private property, public walks and recreation areas, must be immediately removed by the person who has custody of the animal. Homeowners have the right to contact Animal Control (813)744-5660,

And report the pet owner whereby a fine will be issued. The County will send out an animal control officer who is authorized to investigate and issue a fine to the owner and/or remove the dog if deemed necessary.

Rather than issuing citations for violations, the Courtesy Notice is to remind you of your obligations under the Live Oak Preserve Deed Restrictions, before pursuing further enforcement action ultimately by our Attorney, in which case you will incur additional expenses, including Attorney fees and Court Costs. Regardless of our written rules, it is the hope of the Board of Directors, that these issues will be quickly and amicably resolved on the basis of the realization of the negative impact of Deed Restriction Violations on property values and the sensitivity and respect for the good relationships between neighbors.

In appreciation and thanks from your LIVE OAK PRESERVE ASSOCIATION BOARD OF DIRECTORS.