

# Welcome Home.

Your guide to your new community, Serengeti.

Happily managed by

**breeze**

Always Home for You



## Hello Serengeti Resident!

Breeze is on a mission to build communities where people love to live, by changing the way the resident experience is delivered at every touchpoint. We are heavily invested in technology to help automate processes, simplify experiences and stay innovative while never losing the human-to-human touch and protecting homeowner investments. We are committed to building trust and inspiring loyalty with every resident interaction.

We believe that our residents come first, so we focus on building long-lasting, trust-based relationships and ensuring needs are met no matter how big or small. Our success formula is developed by highly personalized technology-based platforms, omnichannel messaging solutions, and never sacrificing service for comfort.

Being happy is one of the keys to living well, and our business model was designed to make sure your entire community experience is a **happy one**.

Always Home for You,

Lori Dann  
Managing Director

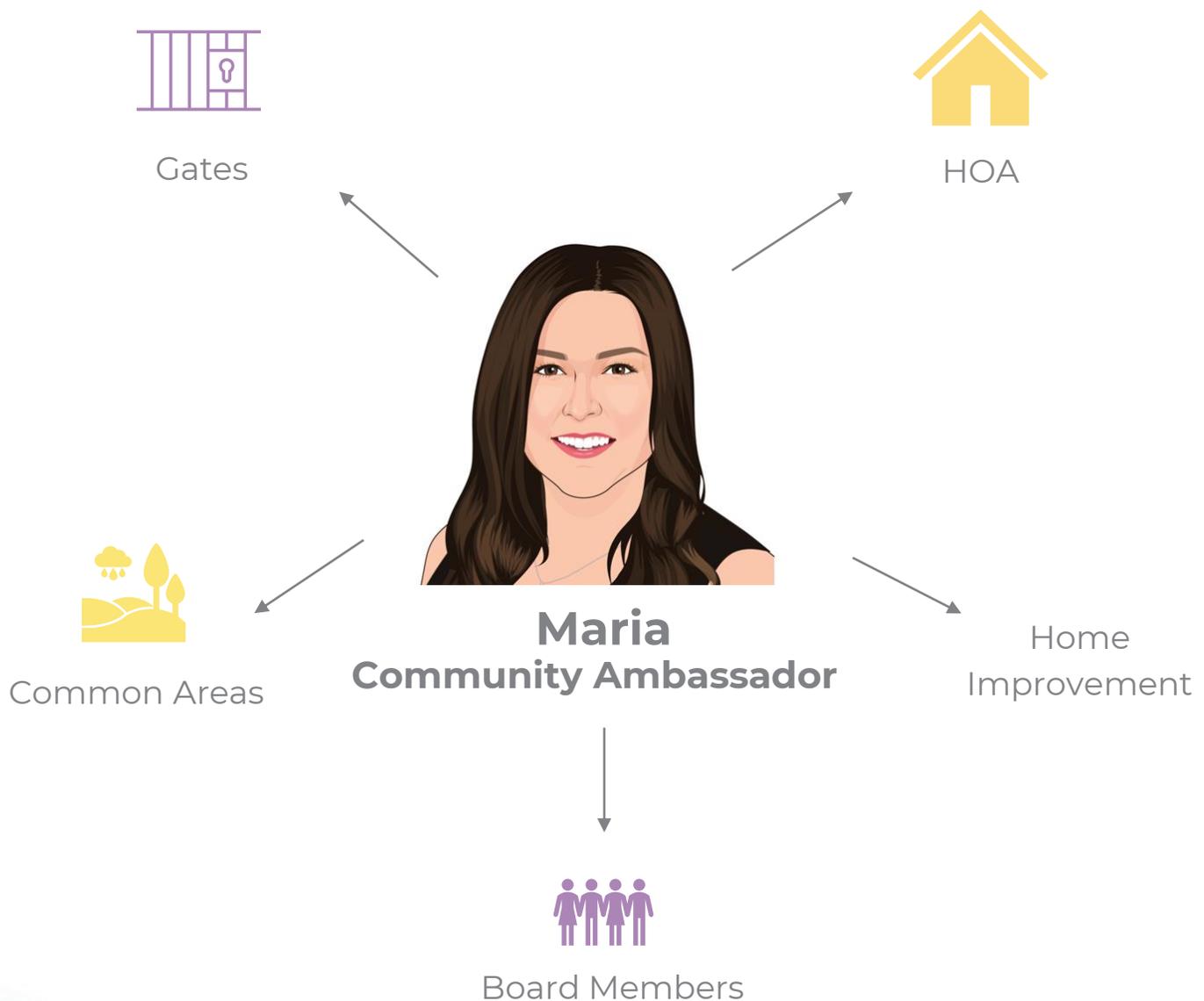


# Meet Maria

## Community Ambassador

We're as human as the people we serve. We aim to be your most reliable, responsive, and trustworthy friend- someone who is there for you when you need it the most. We are specialists in resident experience, which means we know what you need. We also know what you don't need – like a different contact person for every question.

Reach out to Maria, anytime and be sure to look out for her in the neighborhood.



seriously, reach out.  
even just to say hi.



we're making it **easy** to get in touch.

**813-565-HOME (4663)**

**Serengeti@BreezeHome.com**

**Serengeti.BreezeHome.com**

**Facebook.com/AlwaysHomeforYou**

**Schedule a Meeting with your  
Community Ambassador:**

**<https://calendly.com/mariabreeze/meeting>**



# Important Links



## Payment Portal

You can set up your payment portal once you received a letter in the mail with your association login detail. This normally arrives 3-5 weeks after your closing date.



## Home Improvement

### Process

Any exterior modifications to your home must be submitted to the HOA board for approval prior to making any changes.

# **SERENGETI UTILITIES INFORMATION**

**Trash Pickup: Tuesdays & Fridays**  
**Recycle Pickup: Wednesdays**

**Waste Connections: 727-847-9100**

**Water Company:**  
**Pasco County Utilities:**  
(727) 847-8131

**Electric Company:**  
**Withlacoochee River Electric:**  
352-588-5115

# You ask. We answer.

## **Q: What is a homeowner's association?**

A: Homeowner association (HOAs) are organizations which deal with the upkeep of a neighborhood's common areas and establish standards of acceptable behavior for a community. HOAs are run by a board, which is typically made up of volunteers elected by their homeowners. The board may have officers, with the most common roles being secretary, treasurer, vice-president and president.

HOA board meeting typically follow formal rules and set agendas. Some matter may need a vote by all the HOA members to decide, while others only require a vote of the board, depending on how it is structured.

## **Q: How is a homeowner's association run?**

A: Specifics are generally spelled out in either the Declaration (Codes, Covenants or Restrictions) or the bylaws. This will include election procedures for the board, which is at the top of the HOA. Documents will describe what the board can do on its own, what it needs the approval of the resident to do, and what duties are performed by any other party.

## **Q: What are the typical duties of a homeowner association?**

A: Looking after common property might involve mowing the grass, repaving streets, cleaning up dead trees and similar tasks. In some neighborhoods, HOA management will also involve upkeep for common clubhouse, swimming pools, tennis courts and similar facilities.

The HOA is also responsible for ensuring residents follow regulations, such as rules against pets or building fences.

## **Q: What types of things can homeowners' associations regulate?**

A: An HOA's exact responsibilities and powers can be determined by consulting its governing documents, such as the Articles of Incorporation, covenants, conditions and restrictions (CC&Rs) and bylaws. Parts of these will describe the working of the HOA itself, but the rest describes what it can do, when and how.

Its authority may cover things like the maintenance and upkeep standards owners are expected to meet as members of the HOA. Part of living in the community typically includes agreeing to keep a home, its lawns and surrounding property in good condition. Rules may limit new construction, so residents likely need permission if they wish to install a swimming pool, erect a fence or build an addition. Standards may apply to driveways, landscaping and other aspects of a property.

## **Q: How do HOA boards enforce rules?**

A: While limited to some extent by state and local laws, HOA rules and regulations are also supported by them. This means that becoming a member involves entering into a legally binding contract. As long as the HOA stays within its authority, and its governing documents comply with state and local laws, courts will usually uphold their actions if an issue gets that far. While rules are officially set in documents, the HOA can usually change them through a member vote or similar procedure, so there is recourse if a particular restriction or bylaws seems unfair.

Disciplinary actions by a HOA are typically in the form of violations and fines, but in more serious cases may go as far as a lien on the property. For a sufficient offense, the HOA may even be able to foreclose on a home, depending on its rules. If an HOA assesses fines, even incorrectly, it may be better to pay them first and then contest the matter to avoid any late fees, penalties or other consequences.

## **Parking- Limits of Authority: Public vs. Private Streets**

In general, parking restrictions contained in the CC&Rs, which are files in the real estate records and run with the land, are legally enforceable on private streets. However, HOAs do not have the authority to enforce parking restrictions on public streets unless authorized by law.

Any overnight parking must not be on the street and subject to being towed. All cars planning to stay overnight must be parked in a driveway with permission of the homeowner.

## **Vehicles**

No vehicle may be parked on the property except within garages or on paved streets and paved driveways. No inoperative vehicles shall be allowed to remain on the property in excess of forty-eight (48) hours unless kept in an enclosure and not visible from the street or any other lot. No commercial vehicle, except those present on business, shall be parked on any part of the property. For purpose of this provision, "commercial vehicle" shall mean cars, trucks or any other motorized vehicle, and trailers that may be attached thereto, which are used primarily for business rather than personal purposes. No trailer, boats, campers, trucks, mobile homes, motorized recreational vehicles or motorcycles may be parked in the property unless parked inside a garage or behind a dwelling, provided said vehicle cannot be seen from any street. The foregoing shall not be applied to a builder's construction vehicles.

## **Landscaping Maintenance**

- ❖ Lawns must be mowed on a regular basis, lawn height not to exceed four (4) inches.
- ❖ No part of the lawn shall run onto paved surfaces such as sidewalks, curbs and common areas.
- ❖ Lawns must be watered on a regular basis sufficient to maintain health and green color.
- ❖ Plants and shrubbery should be watered to maintain a healthy appearance.
- ❖ Control and removal of weeds in lawns, gardens, sidewalks, and driveway.
- ❖ Lawn debris, include lawn clippings should not be left along the curb, sidewalk or street, and tree and shrub trimmings, must be removed from view from the front yard after the maintenance is performed until trash pick-up day.
- ❖ Regular fertilizing is recommended but not enforced.
- ❖ If a household is on vacation for more than a week, please make arrangements to have your yard attended while you are away. Absence does not relieve you of your obligation.

## **Trash & Recycle**

No trash, garbage or other waste material or refuse shall be placed or stored on any part of the property except in covered or sealed sanitary containers. All such sanitary containers must be stored within each dwelling or placed within an enclosure or concealed by means of a screening wall approved by the ARB. Except for normal construction debris on any lot during the course of construction of the dwelling, no weeds, garbage, refuse or debris of any kind shall be placed or permitted to accumulate upon any portion of the property.

# HOA Fees: \$441.93/Quarter

**Due Dates: January 1, April 1, July 1, October 1**

## Pet Restrictions

Each household is limited to two household pets, each of which may be no more than 100 pounds in weight at maturity. The keeping of a dog or other domestic pet is not a right of an owner but is a conditional license. All pets shall be kept on a leash and may be walked outside the owner's lot only on areas designated for pets by the Board of Directors if any. The person in control of a pet shall be responsible for removing and disposing of pet excrement from the common area and into an approved trash receptacle. The owner of a lot in which a pet is kept assumes liability for all damage to persons or property caused by the pet resulting from its presence on the property.

## Renters

- ❖ Need to fill out a rental application showing contact information of who is renting.
- ❖ A \$50 lease fee will need to be paid ten (10) days before tenant moves in
- ❖ Owners may rent or lease their home for periods of no less than six (6) months.
- ❖ Owners at least seven (7) days prior to entering into a written lease agreement, must deliver a written notice of the lease to the association, together with a copy of the rental application along with the \$50 application fee.
- ❖ Lease must be for the entire home and are not permitted on individual rooms.
- ❖ Owners agree to remove, at Owner's expense, by legal means include evictions, his or her tenant should the tenant refuse or fail to abide by and adhere to the community declaration, rules and regulations or any other policies adopted by the associations.