



## SANCTUARY AT OAKCREEK HOA

**Managed by: Meritus Associations**  
**2005 Pan Am Circle - Suite 300**  
**Tampa, Florida 33607**

**Main Office: (813) 397-5120**  
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### ***The Sanctuary at Oak Creek – Pinebreeze Dr. & Spruce Creek Circle***

Good Day,

Below you will find a **shortened and simplified version of the community covenants**. If you have any questions or are looking for specifics, you may refer back to the community declarations and bylaws. This list stands as an **easy reference** or reminder and **does not overrule any legal recorded covenants**.

**Landscaping:** Keep lawns tidy and plant beds free of weeds. Each lawn should have green grass that is maintained regularly. Each home was planted with garden plants and hedges/trees. Well maintained landscaping and lawns will serve to enhance the property values in our community. **Please submit ARC applications for all landscaping projects.** Online application is available at: <http://sanctuaryatoakcreekhoa.com/blog/mdocs-posts/arc-application/>

No "xeroscape" in islands between the sidewalk and roadway; grass must be maintained in this area. Oak tree removal must be permitted through Hillsborough County prior to submitting an application to the ARC Committee.

**Parking:** No overnight parking on street between the hours of 11:00p.m.-6:00a.m. If parking on street during daytime hours, do not obstruct your neighbors' driveway. All vehicles must have current registration and be operational.

**Vehicles on streets:** In order to maintain the safety of our streets, and to safeguard our community from non-residents, parking on the street is not permitted after posted hours. Recreational vehicles and trailers are permitted in driveways from Friday morning to Sunday evening. If you choose to clean or unload boats or RVs you may do so provided the vehicle is parked in your driveway and does not obstruct the street. There is absolutely no parking of said vehicles on streets.

**Renters in the community:** Property shall be used as "single family-residential". No short-term rentals (e.g., HomeAway/AirBnB), business, commercial, industrial trade or any other non-residential activity shall be conducted on property.

***If you intend to lease your property (long term) please be sure to complete an application and submit same to Meritus for review. Prospective Tenants' information must be on file.***

**Trash:** Trash/Recycle bins are only to be seen on the street and in front of your residence on collection days. Otherwise, please store Trash/Recycle bins in garages or at the side of your home. Receptacles must be hidden behind a fence or inside of a garage - not in front of garage. Bins may be left on side of road the evening prior to pick-up and removed by the evening of pick-up.

**Collection Days: Mondays** – Trash, Recycle & Yard Trash is pickup; **Thursdays** – Trash Only

**Exterior storage:** Sheds and storage boxes are not permitted unless previously approved by the ARC Committee. Please be sure to submit an ARC application if you wish to install any sort of storage shed on your property. Sheds must not be of a portable nature; they must be constructed with a Rubbermaid/PVC type material – not wood or metal. No temporary structures such as tents or shacks. Storage sheds must be erected on cement slabs and be anchored to withstand up to class 3 hurricane winds. Sheds must be no greater than 8' W X 8' L x 6' H, and must not be visible from the street and not obstruct your neighbor's view.

**Respect your Neighbors:** All residents shall have quiet enjoyment of their property. No loud noises after 10:00 pm. Planned parties and guest parking beyond street parking hours should be communicated to Meritus days prior to your event.

**Drone usage in our community** – Please only fly your drones over your own property. Please report any unauthorized usage to the HCSO. 813-247-8000

**Pets:** Please keep all pets on their leashes and remember to pick up and dispose of waste properly. Pets should not become a nuisance to other neighbors.

**Exterior or Design changes:** Simple changes like painting your house same color does not require ARC application. Although other modifications like adding a patio or deck, or even changing your mailbox does require written approval from the ARC Committee. Please be sure you are attaining an ARC application and approval before making any exterior changes.

**Outside Equipment:** No yard or play structures such as basketball hoops, bicycle ramp, swing set, jungle gyms or other play structures shall be erected or installed on any lot without prior written approval of the ARC Committee. Such equipment shall not be erected or installed on the front lawn and must not be visible from the street.

**Above ground pools are prohibited.**

**Ponds and common area:** Common areas shall only be used as easements and not permitted for personal use. **NO FISHING BOATING, KAYAKING OR RAFTING.** If you are using common areas for personal use, *you may be trespassed.* The only area to be used for personal use are the designated picnic benches in the cul-de-sac. This area must be shared, maintained and respected accordingly.

Respectfully Sanctuary@OakCreek HOA Board/ Meritus Mgmt.

Website

<http://sanctuaryatoakcreekhoa.com/blog/>

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Posted on website as well