

**CITRUS GREENS AT ORANGE TREE HOMEOWNER'S ASSOCIATION, INC.**

To: All Owners  
Re: Enforcement of Governing Documents and Association Approval of Temporary and Accessory Structures and Outdoor Equipment

Date: 8/10/2023

Dear Members:

One of the basic components of community association living is the need for adherence to the covenants contained in the Association's Governing Documents, which include the Declaration of Neighborhood Protective Covenants and Restrictions, Bylaws, the Articles of Incorporation and the Rules and Regulations, including any and all Architectural Guidelines and Restrictions, as well as the provisions of the Florida Homeowners' Association Act (Chapter 720, Florida Statutes).

It is the Board's responsibility to enforce the Governing Documents and adhere to the Florida Statutes while doing so. The Board became aware that there may be Owners that are unaware of the Association's rules regarding temporary and accessory structures and outdoor equipment, even though Sections 8.09 and 8.10 of the Declaration of Neighborhood Protective Covenants regarding temporary and accessory structures and outdoor equipment has always been consistently enforced.

Specifically, Section 8.09 of the Declaration states:

**Section 8.09. Temporary and Accessory Structures.**

No tents or temporary structures shall be permitted unless their size, appearance and temporary location on the Plot have first been approved in writing by the DECLARANT. Any signs to be used in conjunction with any tent or temporary structure must also be approved in writing by the DECLARANT. Adequate landscaping shall be installed and maintained by the OWNER around any temporary structure in sufficient density so that it shall not be readily visible from any adjacent street or properties. No accessory structure shall be permitted except with the prior written approval of the DECLARANT.

Additionally, Section 8.10 of the Declaration states as follows:

**Section 8.10. Outdoor Equipment.**

All garbage and trash containers, oil drums, bottled gas tanks, swimming pool equipment, housing and sprinkler pumps and other such outdoor equipment must be placed underground, walled-in or placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or properties. Otherwise, adequate landscaping shall be installed around these facilities and maintained by the OWNER. All mailboxes shall be either purchased from the COMMUNITY or the NEIGHBORHOOD Associations by the OWNER or be approved by the DECLARANT prior to installation. No newspaper tubes or driveway reflectors shall be installed on any Plot. All outside spigots shall be connected to potable water only.

**Section 8.11 Air Conditioning and Heating Equipment.**

The Association is aware that there may be allegations that these provisions may not have been uniformly enforced in that Owners have installed or constructed structures and other improvements on Plots without obtaining approval of the Association before making such alterations. However, it is the position of the Association that the Board has always enforced these restrictions and requirements. However, in an abundance of caution, the Board has adopted A Resolution of the Board of Directors to make it clear that