



TAMPA PALMS

Tampa Palms Owners Association

Tampa Palms CDD



T.M.



Welcome To Tampa Palms

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Welcome To Tampa Palms

Tampa Palms is an exclusive mixed-use, planned community complete with homes, shops, offices, apartment homes, churches, recreational facilities, schools and dining facilities. Designed by engineering team of Post, Buckley, Schuh & Jernigan, Tampa Palms has been awarded the coveted Aurora Award by the Southeast Homebuilders Association and was named “the top master planned community in the US” by the National Association of Homebuilders.

Located on 5,400 acres of beautiful native Florida landscape, Tampa Palms embraces the Hillsborough River on the south – in fact, it was once described by the prime developer Ken Good as “Your small town by the river” -- and it lies along the I-75 and Bruce B Downs (CR 581) corridors.

The original master plan made certain that the pristine conditions would be secured and maintained for future enjoyment. More than 2,000 acres are dedicated to open and or conservation spaces, which include 160 acres of ponds and lakes. Another 172 acres are dedicated to community facilities and recreational areas. Tampa Palms includes 4,100 homes (single family and apartment homes) with 10,000 residents in original Tampa Palms and property is valued at \$814 million in 2007.



Tampa Palms

A Glimpse of “The Old South”

The main entrance to original Tampa Palms includes the signature red brick walls and monuments, a theme that is carried throughout the development. The original administration buildings reflect a combination of “old South” and Post-Modern architectures, incorporating brick features, expansive windows and wrap-around porches. Wide boulevards create an open atmosphere that is even preserved in deed restriction documents.



Tampa Palms was planned as a multi-area development. Initially all areas were planned under the same development concept (CDD) and shared a single Master Homeowners Association (The TPOA). Today, original Tampa Palm includes Tampa Palms 1 & 2.

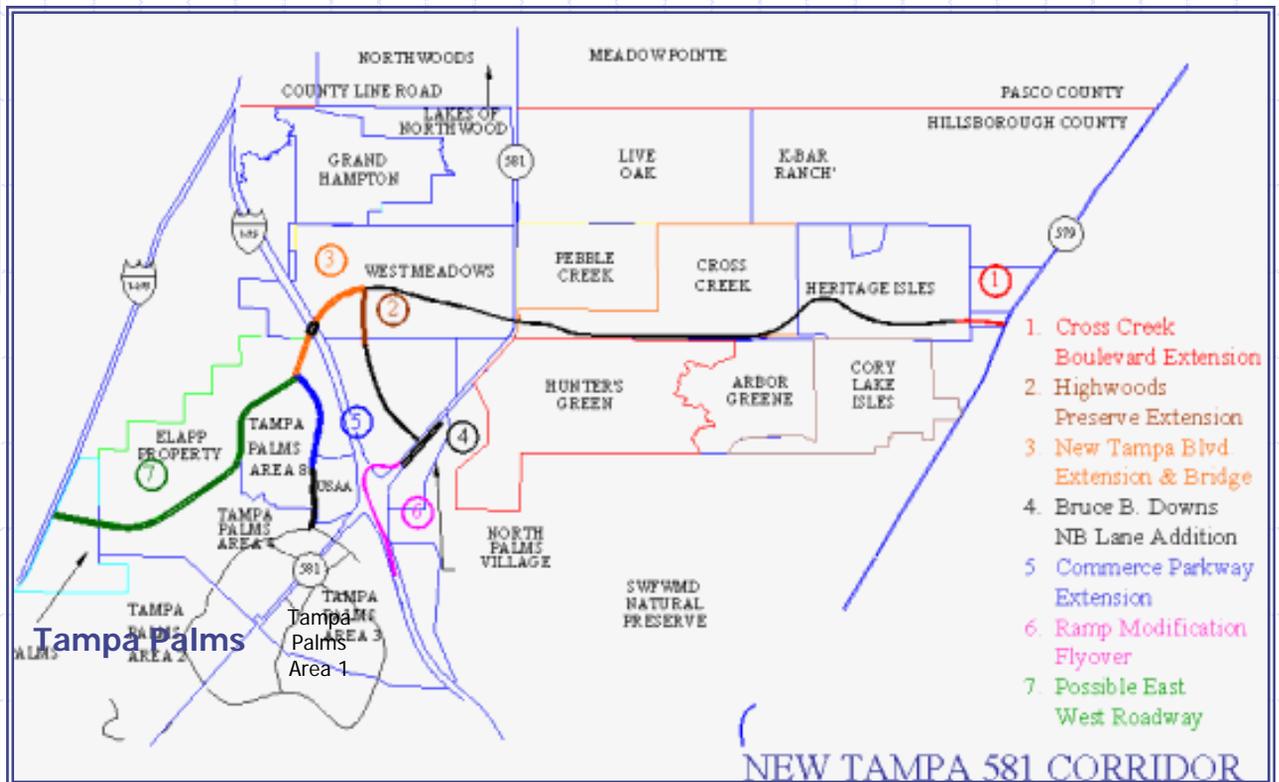
Tampa Palms Area 3 is part of a separate CDD... TPOST. It is primarily multi-family, commercial/retail but does include four single family villages.

Area 4 has modified the concept to a more traditional developer model and has only an HOA, The Tampa Palms North HOA. Tampa Palms Area 4 also includes a commercial component known as TP Area 8.

Where Is Tampa Palms?

Tampa Palms is located in the southernmost portion of the New Tampa/ 581 corridor.

Tampa Palms is bordered on the east and north by I-75, on the south by the Hillsborough River and USF and on the west by City-owned ELAPP (conservation protected) lands.



This map depicts Tampa Palms and shows other New Tampa communities such as Hunters Green, Arbor Greene Cory Lakes, West Meadows, Pebble Creek, Heritage Isles and newly developed communities such as K Bar and the Grand Hampton.

Original Tampa Palms Multi-Use That Works

Tampa Palms 1 & 2, which make up the Tampa Palms CDD and Tampa Palms Owners Association, includes:

- Twenty-four residential villages with 2,277 homes.
- Two apartment villages with 1110 apartment homes in the TPOA
- Two apartment villages adjacent to USF (TP CDD only) with 1000 homes
- One golf course and country club/resort (private)
- One swim and tennis center
- Four office complexes (Somerset, Palm Lake, The Villas at Amberly & Florida Executive Realty)
- Five parks, including one on the Hillsborough River with docks and camping
- Three churches
- One elementary school
- One child care center
- Two shopping and dining centers



Serving and Supporting The Tampa Palms Owners Association, (TPOA) The Tampa Palms CDD

There are two organizations that participate in providing the pleasing lifestyle that we enjoy. They include:

The Tampa Palms Owners Association (TPOA)

The Tampa Palms Community Development District (CDD)

Some owners live in a village with a sub-association. All of the information listed here for the TPOA and CDD applies to these villages plus any village-specific requirements. For information on those organizations, please see the individual Board. The villages with sub associations in Tampa Palms include:

Estates at River Park

Faircrest Condominiums

Huntington at Tampa Palms

Kensington at Tampa Palms

Palms Vista Condominiums

Palms Vista Town Homes

Sterling Manor

The Hamptons

The Reserve

The Sanctuary

Turnbury Wood

Westover

Tampa Palms Owners Association

Recreation and Community

The TPOA includes the heart of Tampa Palms, Compton Park, which includes the community center, swimming pool, tennis courts and mini-work out room. The TPOA also owns and manages River Park; a nature preserve located on the banks of the Hillsborough River.

Overseeing the community facilities in Tampa Palms (both TPOA and CDD) is Jo Ann Conrad, our Community Manager. Jo Ann can be reached at 977-3337.



Serving and Supporting (Cont'd)

The Tampa Palms Owners Association, (TPOA)

The Tampa Palms CDD

Tampa Palms Owners Association is a homeowner association created under Florida law to maintain the ambiance we enjoy in Tampa Palms. It has an umbrella series of covenants (Declaration of Covenants Conditions and Restrictions – CCR's- and Community Development Code – CDC LUS) that are intended to guarantee Tampa Palms land use and property values. These rules apply to ALL villages in Tampa Palms, even if they have their own homeowners sub-associations.

The TPOA property manager, Bonnie French, is a licensed Community Association Manager (CAM) who oversees owner adherence to the Tampa Palms standards and assists owners in compliance. Bonnie can also be reached at 977-3337.

All changes, modifications, improvements to the exterior of any property in Tampa Palms must be approved by the TPOA to assure consistency with standards.



Tampa Palms Community Development District

Tampa Palms was developed in the late eighties under a new concept, the Community Development District. The CDD is a quasi governmental agency created under Florida law (Chapter 190 FS) that has powers to raise money needed for area development via tax-exempt public bonds and to pass along bond payments in the form taxes to homeowners. Included in your residential tax bill each year, is the appropriate tax for the Tampa Palms CDD.

The Tampa Palms CDD includes all of the villages under the jurisdiction of its sister organization, the TPOA plus two apartment complexes located outside Tampa Palms.

The CDD is responsible for the infrastructure for Tampa Palms: for example maintaining the landscape and irrigation associated with community roads, architectural elements such as our entrance buildings, walls separating our villages, entrances to the individual villages, maintenance of many of the lakes in the District and three of the parks.

If you have any questions about the CDD, please call 977-3933. (Maggie Wilson, a Sanctuary resident, who serves as consultant to the District. Board)

Tampa Palms TPOA and CDD Compared

	Tampa Palms CDD	Tampa Palms Owners Assoc
<u>Type of Organization</u>	Unit of special purpose government / State of Florida	Private Corporation
<u>Source of Funds</u>	Tax Assessments- Varies by village	Annual Assessment- Direct Bill (Current \$185 per year)
<u>Annual Income</u>	\$3.1 million	\$701, 000
<u>Election Process For Officers</u>	Direct Public Election Administered By Supervisor of Elections	Private Election- - Indirect via voter reps
<u>Responsibilities</u>	1. CDD- Owned Property 2. Support City and County Maintenance of Public Rights of Way - Areas along boulevards - Streetlights (payment, not repair) - Street signs - Cul de Sacs	1. TPOA-Owned Property 2. Act As Standards Bearer For Tampa Palms - Approve New Building and All Change Plans - Oversee Owner Compliance With Standards
<u>Property Owned or Managed</u>	125 Acres of Tampa Palms Area 600 Acres Conservation Area 3 Parks (tennis, racquetball, play) 54 Neighborhood Cul de Sacs 81 Stormwater Ponds (160+ acres) 6 Miles of Stormwater drainage swales (COT-owned) 945 Public Streetlights 115 Street Signs (COT – Resp) 65 Entrance Monuments	Clubhouse -Tennis courts -Swimming center -Soccer fields River Park Supports Owner Standards - 2277 Single Family Homes - 1110 Apartment Homes

TPOA and CDD Leadership

Tampa Palms CDD	Tampa Palms Owners Assoc
Gene Field, Chairman, Re-elected 2006	Bill Edwards, President, Re-elected 2007
Bill Shimer, Vice Chairman, Re-elected 2004	Joe Caetano, VP, Re-elected 2007
Patty Maney, Supervisor, Re-elected 2006	Dudley Bryant, Treasurer, Re-elected 2006
Andy Miller, Supervisor, Re-elected 2004	Barbara Shimer, Secretary, Re-elected 2006
Randy Marlowe, Supervisor, Re-elected 2004	Ernie Angelilli, Director Re-elected 2007

Tampa Palms CDD Supervisors are elected to four year terms.
TPOA Directors are elected by the voter reps to two-year terms.



Tampa Palms Resources

Tampa Palms Parks

Compton Park	972-0897
Hampton Park	972-5699
Amberly Park	No Phone
Oak Park	No Phone
River Park	971-6241

Tampa Palms Web Site
(www.TPOA.net)

Who To Call in Tampa Palms
(<http://www.tpoa.net/Whotocall.pdf>)

Tampa Palms CCR's
<http://www.tpoa.net/Rules.html>



Frequently Asked Questions

Q. What is the function of the Tampa Palms Owners Association (TPOA)?

- A. The TPOA is a not-for-profit incorporated homeowners association which provides for
- the enforcement of deed restrictions,
 - maintains architectural standards through its Residential and Commercial Modification Committees,
 - prepares and distributes an annual budget to its members,
 - distributes information via its monthly Newsletter and website, and
 - provides for the operation and upkeep of Compton Park and River Park.

Q. Who is in charge of the TPOA?

- R. The Board of Directors is comprised of five elected volunteers, four of whom represent homeowner districts and one which serves as a representative of the Apartment/Commercial district. The TPOA is staffed with a licensed Community Association Manager, Bonnie French and a Community Director, Jo Ann Conrad. They can be reached at 977-3337.

Q. How is the Association funded?

- A. The TPOA is funded through annual assessments, Currently homeowners pay \$185.00 a year and commercial properties pay an equivalent amount based on size. The assessments are billed in October and due by Nov 1.

Q. Where can I reference the community's deed restrictions?

- A. The Tampa Palms CCRs (deed restrictions) are included in Appendix 1 of this package and may also be found online at <http://www.tpoa.net/Rules.html>

Q. What do I do if I want to make an exterior modification to my home?

- A. All changes to the exterior of a Tampa Palms property require the approval of the Residential Modifications Committee (RMC).
An application to make changes can be obtained at the TPOA office (Compton Park) or online at <http://www.tpoa.net/RMC-CMC%20Form.html>
More discussion of TPOA RMC requirements can be found online at <http://www.tpoa.net/RMC.html>

Frequently Asked Questions (Cont'd)

Q. *Who sits on the RMC and how do they base their decisions?*

- A. The RMC is comprised of five volunteer homeowners who have taken an active interest in the betterment of their community. The Committee meets alternating Monday afternoons.

They base their decisions on two documents (1) the Tampa Palms CCRs – see appendix 1- and (2) The Tampa Palms CDC LUS (Community Development Code Local Use Standards. This code is available for inspection at Compton and will soon be available on-line.

Q. *What happens if I unknowingly violate a deed restriction?*

- A. Homeowners are given ample opportunity to correct any violation. Once a violation is investigated and verified by the Manager, a “First Notice of Violation” letter will be sent to the owner(s) of record. The specific violation will be described and referenced per the CC&R's. The homeowner will be advised to correct the problem within a reasonable time frame. If there are any questions, the owner can call the Property Manager who will explain exactly what is needed to correct the situation.

If the violation is not corrected, a “Second and Final Notice of Violation” will be sent via Certified mail stating the compliance period and the date of the Covenants Committee meeting where the Committee will consider fines or sanctions if correction is not made.

Q. *What is the Covenants Committee?*

- A. TPOA Covenants Committee is a seven-member volunteer Board who functions as a hearing tribunal for Tampa Palms and has the authority to impose a fines or other sanctions if the violations are not corrected.

Covenants Committee decisions may be appealed to the Board of Directors and must be made within thirty (30) days after the hearing before the Covenants Committee.

The Covenants Committee meets once a month, usually the first Monday of the month at Compton Park. The meetings are open to any Tampa Palms owner.

Frequently Asked Questions (Cont'd)

Q. What are some of the most frequently-violated deed restrictions?

- A. The most frequent violations include:
- Deteriorated/faded/dirty mailbox structures.
 - Untended landscaping.
 - Roofs require cleaning (or replacement).
 - Exterior modifications without application to the RMC
 - Parking vehicles in the street, and barking, unleashed dogs.

Q. What are the Tampa Palms regulations for pets?

- A. Pets are an integral part of many Tampa Palms families. They must be kept on a leash at all times when off the owners property (also a County ordinance), pets must not be allowed to become a nuisance to other owners by excessive barking, threatening behavior. All solid pet waste must be removed immediately when pets are walked.

Q. How do I go about using the parks?

- A. Simply come to Compton Park with proof of residency and an attendant will make you a photo I.D. card. This ID serves for all Tampa Palms parks.

Please note that all children under 13 must be accompanied by an adult when using the parks. Information of the various clubs, classes, and events that are held at the parks is available on the website. The General-Purpose Room at Compton Park can be reserved with a refundable deposit for private events.



Tampa Palms Documents

The documents governing the operation of Tampa Palms include:

- The Tampa Palms By-Laws
- The Declaration of Covenants, Conditions and Restrictions (CCRs)

Copies of the CCRs and By Laws follow

The CCRs have been modified several times to (a) add properties and assign development rights during the development stage and (b) in 1996 to make the fining language consistent with State Law.

The full documents, including amendments may be viewed at <http://www.tpoa.net/TampaPalmsMaster.pdf>



Appendix

1. Tampa Palms CCR's and By Laws
2. Who To Call In Tampa Palms

