



TRIPLE CREEK HOMEOWNERS' ASSOCIATION, INC.

C/O Evergreen Lifestyles Management
2100 S. Hiawassee Road
Orlando, FL 32835

2018 Annual Meeting of the Membership Q & A

From: 11917 Streambed Drive

Question: When will HOA start to enforce Rules related to:

- Parking Illegally
- No Authorization for Property Modifications
- Vehicles blocking sidewalks
- Trash cans left in front of house

Answer: The HOA performs onsite inspections per month as per Exhibit "A" Section III of contract. Generally, it is twice per month. Exhibit "C" Initial Use Restrictions are enforced. There are 14 days to correct for the 1st and 2nd notices. The final notice is the imposition of fine by the Board of Directors as per Section 7.4 FINES of the Declaration and Section 3.22 FINES of the Bylaws. Although a Fining Committee has not been appointed, the BOD may authorize any final notice of violation be sent to Attorney for enforcement.

Homeowners can report incidents and deed restriction violations to the manager directly via written communication and with photos whenever possible. The address of offenders must be provided for action to be taken

Question: Safety Issue. No one stops at the Stop Sign in front of the pool. I have called an HC Sheriff's Office Deputy multiple times and witnessed close calls too many times.

Answer: Vehicles who disobey the County's driving regulations is enforced by Hillsborough County Sheriff's office. **HOA does not own any property or manage the roadway, common area or amenities. The District manages and should be contacted for grounds, ponds, pool and Clubhouse.** The roads are public and the CDD (The District) oversees the external portion of the community. Please report incidents to:

Christine Perkins, District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813.533.2950
cperkins@rizzetta.com

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Continued

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877-221-6919
EVERGREEN-LM.COM

From: 13343 Orca Sound Drive

Question: Are homeowners required to contact the HOA for Landscaping additions, shrubs and tree modifications?

Answer: Yes. As per Article IV. Architecture and Landscaping, Section 4.1 of the Declaration of Covenants, Conditions, and Restrictions for Triple Creek.

Except for work done by or on behalf of Declarant or any Declarant Affiliate, no structure or thing shall be placed, erected, or installed upon any Lot, and no improvements of any kind or other work (including, without limitation, staking, clearing, excavation, grading and other site work, exterior alterations or additions, or planting or removal of landscaping) shall take place within the Community, except in compliance with this Article and the Architectural Guidelines.

Any Owner may remodel, paint, or redecorate the interior of any structure on his or her Lot without approval hereunder. However, modifications to the interior of screened porches, patios, and any other portions of a Lot or structure visible from outside a structure are subject to approval under this Article.

Question: Is there a form to be used?

Answer: Yes. The Triple Creek Homeowners' Association - APPLICATION FOR ARCHITECTURAL MODIFICATION application is used to obtain approval prior to any structural modification. A copy of the form can be downloaded from the Triple Creek Website: www.TripleCreekHOA.com or a copy of the form can be obtained from Evergreen Lifestyles Management, Inc. by written request.

Question: Parking Regulations, especially in Phase II?

Answer: As per Exhibit "C" Initial Use Restrictions, Section 2. Restricted Activities. The following activities are prohibited within the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, Declarant or the Board of Directors para. (a) Parking within the Community shall be governed by the applicable ordinances of Hillsborough County, Florida.

Question: Interested in serving as a Member of the Board of Directors.

Answer: When there are seats available on the board, every member in good standing can submit a board candidate application.