

# Ox Bottom Manor Home Owners Association Covenants and Restrictions Overview

The purpose of the covenants and restrictions is to provide a standard for the Ox Bottom Manor neighborhood. The goal of the Ox Bottom Manor Home Owners Association (HOA) and the Architectural Control Committee (ACC) is to ensure the architectural integrity of the neighborhood is upheld and to ensure our neighborhood is well maintained. This is beneficial to every homeowner as it enhances the beauty of the neighborhood and provides benefits for the homeowner during resale of the home.

In an effort to help homeowners to better understand the covenants restrictions, the HOA has provided a list of Frequently Asked Questions Below.

## Frequently Asked Questions (FAQ's)

### 1) If I want to make any modifications to the exterior of my home do I need to receive prior written approval?

Yes. Any homeowner making modifications to the exterior of their home must receive prior written approval from the Home Owners Association Architectural Control Committee (ACC) before proceeding. The ACC Request Form is available on the Ox Bottom Manor Community website. Below is a list of common modifications requiring prior written approval?

- Additions to your home or ancillary structures.
- Pools
- Fences
- Outbuildings, pool houses, garden houses, or auxiliary structures (e.g. arbors)
- Additions or modifications of screen porches, decks, etc
- Retaining walls & major drainage alterations
- Painting of house
- Landscaping

**Note:** Aluminum or Vinyl screened porches are not permitted. If you are not sure if written approval is required, please call the Architectural Committee for verification before proceeding as failure to do so could result in costly rework or removal (Contact info is listed below).

### 2) If I want to add an addition or separate structure, are there restrictions I should follow?

Yes. Below is list of restrictions for adding an addition or separate structure. For additional questions concerning additions and separate structures, please contact the Architectural Control Committee.

- Materials must match the existing house (e.g. if your main structure is brick the siding must be brick).
- Colors must match the existing house.
- It must have a shingled roof or match the roofing of the main structure. (no vinyl or metal roofs).
- It must be site built with a foundation as a permanent structure.
- No garage door openings can face the front.

- All ancillary structures and additions must have a foundation.
- Maximum size is 500 square feet for an ancillary structures (does not pertain to additions).
- Must follow set back guidelines as follows:
  - 50 Feet from the rear of the property
  - 40 Feet from the front of the property
  - 15 Feet from a side interior property line
  - 10 Feet from the side corner property line

**Note:** If you are not sure if written approval is required, please call the Architectural Committee for verification before proceeding as failure to do so could result in costly rework or removal. (Contact info is listed below)

**3) If a homeowner does not get prior approval from the ACC will they be responsible for the costs of bringing the modification in compliance.**

Yes, if a home owner does not obtain prior approval from the ACC and the modification is not in compliance the home owner is responsible for the cost of bringing the modification in compliance. **Note:** By working with the ACC prior to starting a project homeowner's can save themselves potentially costly rework to bring a modification into compliance.

**4) What are the restrictions on boats, RV's, trailers etc?**

The following items are not permitted to be stored on any lot except in a garage. (i.e., they would need to be kept offsite or in the garage:

- Boats, Jet Skis, etc of any size
- RVs
- Trailers (covered utility, boat trailers, work trailers etc)
- Non registered and non functioning cars.

**5) What type of building materials may be used to construct a fence?**

Fences may be constructed of wood, vinyl, wrought iron or aluminum and you must obtain written prior approval before building the fence. Fence materials and construction must be approved in writing by the HOA architectural committee prior to installation. The fence must be constructed of the same material throughout and must be of the same height throughout. (i.e. wood and vinyl fencing on the same property is not allowed).

**Note:** No chain link is allowed. If you are not sure of what materials are allowed please contact the Architectural Control Committee for verification before proceeding as failure to do so could result in costly rework or removal.

**6) Are there requirements on where a fence can be placed?**

Yes, a fence cannot extend past the corners of the rear of the house.

**7) Are there height limitations on fences?**

Yes, the height limitation is 6 feet.

**8) Are there requirements for covering air conditioning units, pool pumps, etc?**

Yes, any and all heating and air-conditioning and pool pumps equipment required to be outside of a structure shall be shielded and hidden so that such equipment shall not be readily visible from any street or any other Lot. No such equipment shall be located at the front of the structure. Window air-conditioning units shall not be permitted. These

items should be covered by an approved material, preferably a material which matches the fence (if there is one) or the house or provide appropriate landscaping.

**9) Where should trash bins and recycle bins be kept?**

Trash bins and recycle bins should be kept out of view either in your garage or behind a structure as described in number 7 above.

**10) Are there requirements for landscaping?**

Yes, to maintain the consistency of homes in Ox Bottom Manor, a minimum amount of landscaping is required and must be approved by the ACC. If you are unsure what landscaping is required please contact the HOA architectural control committee for details.

**11) Are there any requirements for yard maintenance?**

Yes, the requirements for lawn maintenance are listed below:

- Lawns must be maintained and cut on a regular basis.
- Beds must be weeded and mulched as needed.
- Bushes must be kept trimmed and not overgrown.
- Fallen trees, limbs, bushes and debris must be removed from yard.
- Driveways and sidewalks must be edged.
- Trash must be placed in provided garbage bins or in designated bulk pick-up areas.
- Easements must be maintained (e.g. if you lot has a ditch you are required to maintain that area).

**12) Are there any requirements for house maintenance?**

Yes, the requirements for house maintenance are listed below:

- Excessive mildew must be power washed and cleaned (includes fencing).
- Houses must be painted as needed (e.g. peeling paint, faded paint. etc).
- Roofs must be replaced as needed.
- Driveways (broken concrete) must be replaced or repaired as needed.
- Items cannot be stored outside the garage or a separate approved storage building (e.g. on driveway, under tarps, against the house, etc).

**13) Am I allowed to have sports and play equipment?**

Yes, however sports and play equipment must be located to the rear of the dwelling in a manner in which it is not visible from any street.

**14) Does Ox Bottom Manor require a specific type of mailbox?**

Yes, you are required to have the ACC approved mailbox. You can visit the website to obtain the information concerning the type of required mailbox and contact information of the vendor who supplies the mailbox.

**Note:** Homeowners are responsible for the maintenance and replacement of their mailboxes.

**15) Are there any restrictions on Firearms, Fireworks and Burning?**

Yes, No hunting, trapping, or shooting of any kind, including, but not limited to, guns, rifles, shotguns, pellet guns, B.B. guns, slings, slingshots, bows and arrows, shall be allowed anywhere on the Properties or in the common areas such as the park. The use of fireworks is strictly prohibited throughout the Properties. No burning of any kind shall

be allowed on any portion of the Properties except with the prior written approval of the COMMUNITY following specific permitting and approvals by all appropriate authorities.

**16) What are my responsibilities in regards to having a pet?**

Homeowners must follow the following guidelines in regards to pets:

- With the exception of domestic dogs, cats, and other commonly accepted household pets, no animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot.
- All commonly accepted household pets shall be contained on the OWNER'S Lot and shall not be permitted to roam freely.
- No pen, doghouse, or other structure intended for a commonly accepted household pet shall be constructed or allowed to remain on any Lot unless approved by the Architectural Committee.
- The OWNER of such commonly accepted household pets shall maintain all such pets, pens, and structures intended for their use, in a clean and sanitary manner, and in a manner which does not create a nuisance to other owners.
- Commercial activities involving pets and animals, including domestic dogs, cats, and other commonly accepted household pets, is prohibited.

**Note:** The city of Tallahassee requires that all pets (dogs and cats) be on a leash when outside of the owners dwelling or fence. They also require that pet owners ensure the pet is not a threat to or disruptive to neighbors (barking, digging, etc)

**17) Am I allowed to place signs on my property?**

No signs of any kind shall be displayed to the public view on any Lot or structure except one (1) professionally lettered sign of not more than five (5) square feet to advertise the property for sale or lease and except signs used by DECLARANT to advertise Lots for sale. Notwithstanding the foregoing, the DECLARANT shall have the right to use such signs as the DECLARANT deems appropriate to promote the sale of improved or unimproved Lots. Any sign shall be mounted on a free-standing post or sign holder.

**18) Are there any restrictions on motorized recreational vehicles?**

Yes, No two (2), three (3), or four (4) wheel motorized recreational vehicle, e.g., go cart, all terrain vehicle, 4 wheelers etc., shall be operated on any portion of the Properties. This includes the streets, common areas, utility easements, park areas, or wooded areas. A vehicle should be street legal and must be only used on the streets.

**19) Does Ox Bottom have a web site?**

Yes – The Ox Bottom Manor Website is: [www.oxbottommanor.com](http://www.oxbottommanor.com). This website gives an overview of the neighborhood and has the covenants and restrictions online.

**20) How do I report violations to the covenants and restrictions?**

If you see any violations you can contact the Architectural Control Committee Members located on the OX Bottom Manor Website or send an email. The contact information is as follows:

Website: [www.oxbottommanor.com](http://www.oxbottommanor.com)

E-mail: [oxbottommanor@live.com](mailto:oxbottommanor@live.com) or [hoam@embarqmail.com](mailto:hoam@embarqmail.com)

**21) What can I do as a homeowner to help keep Ox Bottom Manner Beautiful?**

- I. Obey the covenants and restrictions and encourage your neighbors to do the same.
- II. Volunteer to help the home owners association.

- III. Provide suggestions and ideas for neighborhood improvement.
- IV. When out for a walk pick up any trash you may find along the way.
- V. Report any violations of the covenants and restrictions.
- VI. Together we can make a difference.

**22) What happens if I receive a notice of violation of the covenants?**

This should not be perceived as negative by the homeowner. Again, our goal is to maintain the neighborhood which is to everyone's benefit. To find out the exact nature of the violation, contact the Architectural Control Committee member, at [oxbottommanor@live.com](mailto:oxbottommanor@live.com) or 850-766-5624. Should you fail to correct the violation(s) within 10 days; the Association will be forced to turn this matter over to our attorney for legal enforcement.

**It is the responsibility of all homeowners to follow and to help maintain the covenants and restrictions. Following these simple rules will ensure Ox Bottom Manor continues to be a beautiful place to live and will help ensure our home values stay strong.**

**Note: Some of the covenants and restrictions vary slightly by phase. If you have any questions please refer to the covenants and restrictions located on the Ox Bottom Manor website or contact a member of the Home Owners Association.**

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