

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.  
9456 Highland Oak Drive; Tampa, Florida 33647  
(813) 991-4818 Fax (813) 991-5809

**MAINTENANCE OF PROPERTIES**

**HUNTER'S GREEN DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**Article IV (Functions of Master Association);**

**Section 1 (Services); A:** ".....The Association shall adopt standards of maintenance and operation required by this and other subsections within this Section 1 which are, at the very least, as stringent as those adopted and/or followed by other first class developments similar to Hunter's Green...."

**Article VIII (Use of Property); Section 1 V (Maintenance):** "The portions of the Residential Property visible from other Residential Units, the roads or from any Recreational Areas or Membership Recreational Facilities must be kept in an orderly condition so as not to detract from the neat appearance of the Properties. The Board of Directors, in its sole discretion, may determine whether or not such visible portions are orderly. The Association or its agents may remove any objectionable item so as to restore its orderly appearance, without liability therefor, and charge the Owner for any costs incurred in the process, all as more particularly set forth in Article VII Section 4 hereof."

**Article XIV (Covenants for Maintenance); Section 1:** "...each Owner or Neighborhood Association shall keep all property owned by him or designated as his responsibility by Declarant, and all improvements therein or thereon, in good order and repair, including, but not limited to, the seeding, watering, and mowing of all lawns, the pruning, and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements and external appurtenances, all in a manner and with such frequency as is consistent with good property management..."

**Article VIII (Use of Property) Section 1 H (Access)** "Owners shall allow the board of directors or the agents and employees of the Association to enter any Neighborhood or upon any Residential Unit for the purpose of maintenance, inspection, repair, replacement of the improvements within the Neighborhood, or in case of emergency for any purpose, or to determine compliance with this Declaration. Nothing in this section shall permit entry into the dwelling."

**Article XVI (General Provisions) Section 14 (Right of Entry)** There is specifically reserved unto the Association, its officers, directors and agents, the right of entry and inspection upon any Residential Property, Commercial Property, Residential Condominium Property, Membership Recreational Facilities Properties or Commercial Condominium Property for the purposes of determining whether there exists any condition which violates the terms of this Declaration or any other covenant, condition or restriction to which its deed or other instrument of conveyance makes reference or is subject to and to remedy any such violation pursuant to Article XIV, Covenants for Maintenance, of this Declaration. Said entry shall be made only during daylight hours and shall not constitute a trespass."

**Article XI (Enforcement of Rules and Regulations)** of the Hunter's Green Declaration of Covenants, Conditions and Restrictions: Residents/Tenants/Owners of Record who fail to comply may be referred to the Fining Review Committee or HGCA Board of Directors for consideration of maximum fines allowed by the recorded documents.