

Tudor Place Homeowners Association

All residents: PLEASE, be advised of the following guidelines for TPHOA taken from our covenants & bylaws::

*City of Sumter Sanitations trash pickup is on **Thursday morning**. TRASH CANS SHOULD BE MOVED TO THE REAR OF THE HOME & out of sight the evening of pick up.NO exceptions

*Cardboard pickup is on **Friday morning**. Cardboard should be broken down & placed in front of your home.

*City of Sumter Sanitations **WILL NOT PICK UP** any furniture, appliances, household goods or anything of the sort. These items should be taken to the recycling center by the resident.

*Please, DO NOT PARK on the grass in front of your home.

In addition,berms are strictly **OFF LIMITS** for parking or placing of yard debris of any kind! NO EXCEPTIONS

*The OWNER of each Tudor Place property is RESPONSIBLE for making sure that the yard is maintained neatly year-round including keeping the grass cut & shrubbery trimmed OR pruned. NO SHRUBS should be allowed to grow against the windows. Ideally, they should be pruned to be @ the bottom of the window. Larger shrubs @ the corner of the residence should be no less than 18" below the fascia board/soffit of the residence. If your shrubs do not meet this criteria, they should be taken out,or cut down to the ground & covered w/straw or mulch until they have grown enough to be shaped to the acceptable height. Berms in the front yards are the responsibility Of both adjoining property owners & should be maintained at the same time. Any shrubbery between the units must be kept short, esp @ The street and order that cars backing out into the street can be seen. The ARC will help guide you in this upon request. Straw or brown mulch should be used in the beds & replaced regularly. ALL loose yard debris should be bagged and put in front of the residence for Monday morning pickup by the City. Limbs should not exceed 5 ft

* If you have a porch or stoop on your home, one or two flower pots that are clean w/live flowers are acceptable. Do not line your walkway w/flower pots,stone figurines, etc

*TPHOA owners are responsible for maintaining exterior upkeep which includes repairs when needed. You will be cited by the city if you have rotten boards on your dwelling. ALL EXTERIOR REPAIRS MUST BE APPROVED by the TPHOA ARC BEFORE any work begins.

FENCES also require approval prior to installation.

*Roof replacement **MUST be approved** by the Architectural Review Committee as should any changes in trim,front door or shutter color. The paint must be the same on each unit & ideally, both units should be painted @ the same time.. Prior approval is necessary before any exterior painting is applied. Both owners must agree on the color.

* If your carport or garage opens to the street, it must be kept clean of boxes, tools, trash, etc.

* All window blinds facing the street must be in working order. Broken blinds and drooping curtains should be replaced.

*No curbs,or any pavement shall be broken or Disturbed in any manner whatsoever, and in the event such as done intentionally or unintentionally, such property owners shall be responsible for the replacement thereof.

* Trailers of any kind are PROHIBITED from being parked in front of or on the side of the residence, This is to include boats & recreational vehicles; however, they may be parked in the back of the residence out of view from the street.

TPHOA covenants STRICTLY PROHIBIT miniature motorized bikes, unmuffled vehicles or go carts from travel in Tudor Place.

* Fire pits are NOT ALLOWED due to over growth of the area and closeness of the units.

*The speed limit in Tudor Place is 25MPH. PLEASE, DO NOT SPEED.

***NO STORAGE UNITS** are allowed in the front, side, or back yard. Contact the TPHOA Architectural Review Committee if you need to put a small cabinet for storage against the back of your house. Not getting permission for this will result in a fine & removal of the storage unit @ your expense.

***ALL PETS** must be vaccinated against rabies,*always* on a leash and *in the company of the owner*.Clean up after your pet, & PLEASE, DO NOT FEED FERAL CATS!!!

***ALL property owners** of Tudor Place & **their tenants** are under obligation to be informed of & be in compliance of the Restrictive Covenants & Bylaws of Tudor Place HOA.

Should you get a notice of non compliance on any of these matters, you will have 30 days to correct the situation.After that time, failure to be compliant will result in a \$50 fine,unless otherwise noted.

If fines are not paid w/in 30 days of notification, the \$50 fine will increase by \$25 PER MONTH until you are compliant.

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- There will be a \$500 FINE if you replace a roof or install a fence w/out 1st getting approval & filling out an ARC request form.
- You can access Architecture Review/Request forms & your covenant/by laws from the website www.SumterHOA.com
- In addition, You may email the ARC chairman, Carolyn Williams @ whatevercarolyn2446@gmail.com should you want to set up an appointment to discuss architectural matters..