

Contact Information		
Service	Who	Contact Info
Sterling Manor HOA	Sterling Manor Owner's Association	Email: Info@SterlingManor.us Website: www.sterlingmanor.us
Property Manager (Angela Parker)	Greenacre Properties Inc.	(813) 936-4130 AParker@greenacre.com
Tampa Palms		
Tampa Palms Owners Association (TPOA)	Master Association M-F 9am-5pm	(813) 977-3337 Email: tpoamail@aol.com Website: www.tpoa.net
Tampa Palms Parks		Compton Park: (813) 972-0897 Hampton Park: (813) 972-5699 River Park: (813) 971-6241
Tampa Palms Welcome	TPOA Welcome Letter	www.tpoa.net/TPOAWelcome.pdf
Tampa Palms News	TPOA News Letter	www.TPOA.net/News.html
Public Services		
Police	Non-Emergency Police	(813) 231-6130
Fire	Non-Emergency Fire	(813) 223-4211
Water Company	City of Tampa	(813) 274-8811
Electric Company/Gas	Tampa Electric (TECO)	(813) 223-0800
Cable/Internet/TV	Spectrum Frontier	(833) 694-9256 (855) 332-9724
Trash Collection	Hillsborough County Solid Waste	(813) 272-5680

The following list contains some of the more common neighborhood issues that we see on a regular basis:

- 1) **PARKING:** Vehicles are not to be parked in the street overnight or during the day except in special circumstances such as allowing access to contractors or holiday visitors. This is also a safety issue because the streets should be clear to allow for emergency vehicles access to a property without obstruction. We also have many children riding their bikes and scooters in the street and parked vehicles prevent drivers from seeing them. Multiple violations can result in fines or having your vehicle towed by VIOLATIONS CAN RESULT IN FINES OR TOWING BY STEPPS TOWING, 813-621-8651.
- 2) **RVs & COMMERCIAL VEHICLES:** Recreational/commercial vehicles, i.e., watercraft, campers, RV'S, commercial vehicles are not allowed to be parked in Sterling Manor overnight, even in driveways. We are also governed by the TPOA. Please read the TPOA Policy Statement Defining Commercial Vehicle at <http://tpoa.net/Rules.html> and/or the Sterling Manor Owners Association (SMOA) on the Sterling Manor website. VIOLATIONS CAN RESULT IN FINES OR TOWING BY STEPPS TOWING, 813-621-8651.
- 3) **RECREATIONAL ITEMS:** Recreational items shall be kept out of sight when not in use; this includes bicycles, scooters, basketball goals, hockey, soccer goals, strollers and wagons.
- 4) **GARAGE DOORS:** Garage doors shall be kept closed at all times except when entering or exiting. They should not be left open all day. This is a safety issue for the owners and an esthetic issue for our subdivision.

- 5) **SIGNS:** No sign of any kind shall be erected within the community, i.e., signs which state “welcome,” “hey neighbor,” etc.
- 6) **LEASING OF PROPERTY:** Property leases must be approved by the board prior to leasing. No more than 10% of the number of homes in the subdivision may be leased and no property may be leased unless it has been lived in by the original owners for at least 2 years.
- 7) **GENERAL MAINTENANCE:** Maintenance of individually owned property is the responsibility of the homeowner, this includes but not limited to the yard (sod), roof and exterior paint.
- 8) **TRASH PICKUP DAYS:** Garbage - Mondays & Thursdays, Recycling & Yard Waste - Thursdays.
- 9) **TRASH CANS:** Trash cans and re-cycle cans should be removed from the curb by the end of the day once the trash has been picked up and then placed out of view of other residents.
- 10) **PROPERTY ALTERATIONS:** Any alterations to the exterior appearance of the home or in the landscape architecture of the property needs to be submitted and approved by the SMOA Board and TPOA’s RMC committee.
- 11) **TREE REMOVAL:** Removal of trees requires a permit from the city and approval of the SMOA Board and TPOA’s RMC committee.
- 12) **PICK UP PET WASTE:** Per County and City ordinances dog excrement/waste has to be picked up. Please have the courtesy to have your dog defecate in your own yard or the common areas but not in your neighbor’s property. Your neighbor’s lawn is not your dog’s bathroom, regardless of the design. There are three good reasons to respect your neighbor’s property other than common courtesy:
 - a. The nitrogen content in the urine could damage the owner’s grass or plants.
 - b. If the owner has children, the owner may not want them playing on a soiled lawn, especially because your dog’s waste could potentially carry harmful diseases.
 - c. If the owner has a dog of his/her own, another canine marking his territory might stress their pet.
- 13) **VIOLATIONS:** Violations of the bylaws, covenants and/or restrictions can result in liens or fines. If you receive a violation letter, it is not personal. You need to respond within the time noted on the violation. This response can be the problem is resolved or an action plan.
- 14) **REPORTING PROBLEMS:** You can report any issues or concerns by sending an email to INFO@SterlingManor.us or the property manager.

Safety Issues

- 1) **Please observe the speed limit of 20 mph.** We seem to have many children riding their bikes and scooters in the street and there is concern for their safety.
- 2) **Parents,** please encourage your children to ride on the sidewalks or as close the curb as possible when riding in the street, not in the middle of the street.
- 3) For the safety of our residents, please observe the **stop signs.**