

# Buckhorn Creek Home Owners Association, Inc.

## **Buckhorn Creek Estoppel Letter / Townhome Release Form**

*Important Notice: Effective 2015 any / all release of title information from the HOA requires the below information and attestation prior to release of HOA information.*

### **ADDRESS**

BLOCK 28 OF BUCKHORN, CREEK UNIT NO. \_\_\_\_\_, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. AMOUNT OUTSTANDING FOR ABOVE PROPERTY \$ \_\_\_\_\_. WHICH MUST BE PAID IN FULL DURING SALE PROCESS.

### **ESTOPPEL FEE \$150 + ONE TIME CAPITAL INVESTMENT FEE \$350**

Make check in the amount of \$500 payable to:

Buckhorn Creek HOA  
PO Box 6086  
Brandon Florida 33508

Send estoppel letter request to: [buckhornhoa@yahoo.com](mailto:buckhornhoa@yahoo.com)

### **MAINTENANCE FEES**

Make check payable to:

Buckhorn Creek HOA  
PO Box 6086  
Brandon Florida 33508

Payments of \$ 240 are due are the first calendar day of every month. Annual increase of maintenance fees can increase up to 4% annually. If monthly fee is not current, HOA may engage attorney and / or place lien on property at homeowner expense.

### **SPECIAL ASSESSMENTS**

Special assessments are decided on by the board of directors on an as needed basis.

### **INSURANCE**

Townhome owner's must obtain homeowners insurance on the day of closing and provide proof of homeowners insurance within 30 days of the closing to the HOA. The insurance must cover the entire unit as well as the carport (HO-3), which will cover the roof interior and exterior of the building in case of fire, wind, water damage (flood insurance is optional).

### **RENTALS**

Due to the number of rentals in Buckhorn Creek, The Board of Directors has amended the "HOA RULES AND REGULATIONS" to read; Only purchases by homeowners that will be using this property as a residence for themselves or an immediate relative will be approved by the board.

**PETS**

All pets (cats, dogs, etc.) must be on a leash at all times when not inside the unit. No more than three pets (dogs, cats, etc.) will be allowed to reside in a unit. The following breeds of dogs will not be allowed in the complex: American Staffordshire Terriers (Pit Bulls), Rottweilers, Chows, Alaskan Malamutes, and Akitas.

**BUYER INFORMATION AND ATTESTATION**

The undersigned hereby certifies they have read and understand the information provided and will abide by the rules set forth by the estoppel process and the HOA Rules / Regulations Recommendations:

Buyer 1 Name (Print)	_____	Date	_____
Buyer 1 Name (Sign)	_____	Date	_____
Buyer 2 Name (Print)	_____	Date	_____
Buyer 2 Name (Sign)	_____	Date	_____
Title Company Name (Print)	_____	Date	_____
Title Company Name (Sign)	_____	Date	_____
Insurance Company Name	_____	Date	_____
Insurance Company Policy #	_____	Date	_____

**HOA APPROVAL**

The undersigned hereby certifies that the information provided herein is true and correct according to the records of the association, and there are no further outstanding fees.

Authorized Signer (Print)	_____
Authorized Signer (Sign)	_____
Date	_____
Insurance Coverage Confirmed	_____

**HOA CONTACT INFORMATION**

Address: Buckhorn Creek HOA, PO Box 6086, Brandon Florida 33508  
Email: [buckhornhoa@yahoo.com](mailto:buckhornhoa@yahoo.com)

**RULES & REGULATIONS (SEE ATTACHED)**

# Buckhorn Creek, Inc. Homeowners Association

P.O. Box 6086  
Brandon, FL 33508-6086

[buckhornhoa@yahoo.com](mailto:buckhornhoa@yahoo.com)

**PRIVATE PROPERTY**

## HOA Rules and Regulations

*(Additional details can be found in the HOA by-laws)*

**Meetings:** Buckhorn Creek Homeowners Association (HOA) meets the third Tuesday of each month at 7:00 p.m. at the pool cabana, unless otherwise posted on the mail kiosks. All homeowners are welcome to come. The meeting is a business meeting for the Board. The meeting starts with an open forum for questions and answers, followed by the business meeting conducted by the Board.

**Governance:** Buckhorn Creek HOA is governed by two publications:

- 1.) Homeowners Association Conformed Declaration of Easements, Covenants, Conditions and Restrictions.
- 2.) By-Laws and Articles of Incorporation

If you do not have these publications, please let the HOA know and a copy will be provided for you at a cost of printing only.

**Insurance:** All homeowners must have complete Homeowners Insurance for their townhouse. These are townhouses and not condominiums; your insurance policy must reflect that. Also, your insurance policy must cover the total rebuilding or replacement cost of your unit if it is damaged or destroyed. The HOA provides insurance on the equipment and the Board, but not on individually owned buildings.

Townhome owner's must obtain homeowners insurance on the day of closing and provide proof of homeowners insurance within 30 days of the closing to the HOA. The insurance must cover the entire unit as well as the carport (HO-3), which will cover the roof interior and exterior of the building in case of fire, wind, water damage (flood insurance is optional).

**Monthly Maintenance:** Monthly maintenance payments are due on the first of each month made payable to Buckhorn Creek, Inc. Payments must include the three-digit account number on the check for proper identification. Payment should be mailed to P.O. Box 6086, Brandon, FL 33508-6086. If you have any questions, please email [buckhornhoa@yahoo.com](mailto:buckhornhoa@yahoo.com).

**Rentals:** Due to the number of rentals in Buckhorn Creek, only purchases by homeowners that will be using this property as a residence for themselves or an immediate relative will be approved by the board. For existing rentals, short term and specifically month to month / weekly / daily rentals are not permitted. In addition, for existing rentals, background checks are recommended to protect your investment, but they are also required by the HOA Board to protect our neighborhood. Any damages or violations by a renter will be assessed to the homeowners account going forward.

**Business Operations:** No private business is permitted within Buckhorn Creek units or on property.



**Automobiles and Other Vehicles:** Vehicles leaking oil and other fluids onto the parking areas will not be allowed. A parking area repair cost of \$600.00 will be assessed for each occurrence. If not paid immediately, a lien will be placed against the unit.

- All vehicles within Buckhorn Creek will have an up-to-date license tag. No vehicle may be abandoned or left unused or in unusable condition on the property.
- No cargo trucks, trailers, work vans or storage vehicles of any kind may be left on the property overnight.
- No auto repairs are allowed on Buckhorn Creek property.

**Parking:** Each homeowner has two parking spaces. One is covered and one is not. Each parking space is clearly marked with the number of the unit. There are one or two visitor parking spaces in most of the courts. These visitor spaces are for short-term visitors and not to be used for long-term houseguests. If there is not available space within the court, visitors and guests may park at the pool.

- Any illegally parked vehicle will be given one warning, after which the vehicle will be towed on the next business day and must be retrieved at the owner's expense. Any vehicle may be immediately towed if it is blocking traffic or in another homeowner's parking space without permission. If the car belongs to a renter, the owner will be also notified of the problem and any additional incidents will include a \$100.00 fine payable by the owner.

**Cable Resolution:** The Buckhorn Creek, Inc., hereinafter referred to as Association may contract with franchised cable television to provide cable television service in bulk to all of Buckhorn Creek. If the Association enters into such an agreement, each Unit shall pay for such charges as part of the monthly payment of the annual Assessment, and the additional cost of such common service shall be included in the annual Assessment. In addition to the remedies for non-payment of assessments specified hereunder, the Association may also cause the disconnection of cable television services provided on any Lot served by bulk service pursuant to this paragraph, for which any Assessments are ninety days or more past due. An assessment which is past due will be brought to the Board of Directors for advice prior to disconnection and a written notice of termination shall be provided 5 days prior to termination.

**Exterior Home Maintenance:** If you need something repaired outside your home, please e-mail [buckhornhoa@yahoo.com](mailto:buckhornhoa@yahoo.com). Someone will call you back as soon as possible.

- YOU SHOULD NOT MAKE ANY ADDITIONS OR ALTERATIONS TO THE EXTERIOR OF THE BUILDINGS WITHOUT THE APPROVAL OF THE BOARD. This includes wires and pipes on the exterior of the building. See page 20-33 in the Homeowners Conformed Declaration for specific rulings.
- If you wish to plant flowers or shrubs around your unit, contact the HOA for approval, suggestions, or plans. Also, check for sprinkler pipes and television cables before digging in the flowerbeds. Keep in mind that if you plant shrubs and plants, you must maintain them in accordance with the grounds keeping guidelines. Pots and garden ornamentation should be kept to a minimum. Nothing is allowed to grow on the fences as they must remain free of all items so proper maintenance to the fence can be performed by the HOA.

**Flower Beds and Shrubs:** You may maintain flower beds and shrubs (no gravel or rock in beds) around your unit in accordance with the guidelines set by the Board. The Board reserves the right to have the lawn maintenance crew take over this maintenance, if it deems it necessary, to conform to the guidelines and objectives set for the complex.

**Mail:** Each homeowner has an assigned mailbox at a mail kiosk within the complex. You should have received a mailbox key at the time of closing on your property. If you did not, a key may be obtained from the Post Office. Everyone is expected to keep the area around the kiosk clean and free of debris. HOA meeting notices and activities are posted on the bulletin boards at the kiosks.

**No Loitering:** No loitering is permitted on Buckhorn Creek HOA common property, including parking lots, parking spaces and carports. Each unit's private patios are to be used for residents' outside gatherings.



**Patios:** The patios of each unit are private and are to be used for the owner's/tenant's personal use. They are not for the storage of broken furniture and appliances, junk or trash. Weeds should not be allowed to grow in patios, and shrubs and trees must be maintained in order not to threaten roofs, fences and houses. If you choose to use an umbrella on patio, it should be neutral in color and must be taken down when not in use. No tents or other coverings are permitted above fence line without board approval.

**Pets:** All pets (cats, dogs, etc.) must be on a leash at all times when not inside the unit. No more than three pets (dogs, cats, etc.) will be allowed to reside in a unit. **The following breeds of dogs will not be allowed in the complex: American Staffordshire Terriers (Pit Bulls), Rottweilers, Chows, Alaskan Malamutes, and Akitas.**

- If an animal becomes a problem for the complex or for people residing or visiting in the units, it will be removed. No pets can be left on a patio except for short periods of time, as the barking becomes a nuisance to other owners. The heat also is a factor as most patios are in direct sunlight and thus is difficult on a dog.
- Feces deposited by dogs and cats must be removed immediately by the owner or custodian. No animal may be allowed to leave feces in the grass, shrubs or wooded areas. To support this, there have been 3 pet stations installed on property along with signs at every mailbox kiosk. Going forward, a fine of \$25-\$250 fine will be applied to HOA account to anyone found in violation of these guidelines. All animals must have a current rabies tag.

**Pool:** Each homeowner should have received a copy of the pool rules, along with a key to the pool at the time of closing on their property. Lost or missing pool keys are \$50.00. You may be asked to show your pool key at any time. Do not be offended, as this is done for your safety and the safety of our homeowners.

- Buckhorn Creek residents may have up to 5 people in a single party. If you will have more than 5 guests per unit at the pool, then the cabana area would need to be rented for \$25 a day with a \$100.00 damage deposit, refundable upon inspection. Consult your Pool Rules for more information.
- The pool rules are posted at the pool. Those not abiding by the rules may have their pool privileges removed.
- **You will not be allowed to use the pool without a pool key. DO NOT LET ANYONE INTO THE POOL THAT CLAIMS TO HAVE FORGOTTEN THEIR POOL KEY. IF YOU DO NOT HAVE A KEY, YOU ARE NOT ALLOWED IN THE POOL!**
- **THE GATE TO THE POOL MUST STAY CLOSED AT ALL TIMES!**

**Security:** Buckhorn Creek HOA is a member of the Neighborhood Watch System of Hillsborough County. If you see any inappropriate behavior, please do not hesitate to call the police! Emergency: call 911 or non-emergency: (813) 247-8200. Do not attempt to handle the situation yourself. Remember, the best policy is to always be on the watch for anything unusual going on in the neighborhood. **All residents are encouraged to leave a porch light on at night.**

**Signage:** No signs or flags of any kind shall be displayed to public view on any Lot or the Common Area without the prior written consent of the Board, except name and address signs. A lawn sign of no more than 5 square feet may be placed on the property to advertise the sale or rental of the property.

**Street Lights:** Street lights within the courts are maintained by Tampa Electric Company. If one is not working properly, please call TECO at 813-223-0800 and give them the two sets of numbers on the pole and the nearest address to the pole.

**Trash/Garbage Collection:** Garbage and yard waste is collected on Mondays. Garbage and recyclables are collected on Thursdays. Garbage cans and recycle containers should be placed by your carport post only after 6:00 p.m. the day before pickup and must be brought back inside the patio same day of garbage pick-up (no exceptions). Please ensure all garbage is in cans, otherwise it will not be picked up. There will not be any garbage service if pickup falls on any federally recognized holiday. If you have any questions or problems, call 813-272-5680.