

Effective Date: 10/29/2025

Common Areas & Lawn

Keep lawns clear – no personal items (grills, toys, bikes, furniture, etc.)

ESCA & vendors must have full access at all times.

No Yard sales. Keep your unit and nearby areas neat and tidy (Board decides standards)

ESCA Vendors

The following actions are prohibited:

Engaging vendors in conversation (this delays their work)

Blocking/Restricting their access

Supervising or directing their tasks (all maintenance via ESCA)

Owner Responsibilities

Report ceiling leaks to ESCA, photos help!

If you're away for 3+ days, turn off the main water valve in front of your unit.

Window and Patio Screen Coverings

Non-standard material is prohibited. Torn, broken, and unsightly coverings are prohibited.

The Board decides what counts as "non-standard material and unsightly".

Holiday Decorations

You can decorate for national holidays but remove them within 14 days.

Decorations must not block entryways or lawns, place decorations in garden courtyards or garden beds.

Storm Preparation

If a tropical storm or hurricane is expected, remove all personal items, plants, and anything loose from outside. If you don't and those items cause damage, you might have to pay for the repairs.

Feeding Wildlife:

Do not feed ducks, wildlife or feral cats anywhere on the property. Feeding can attract pests and create health and safety issues.

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For Sale / For Lease Signs

Limit: One sign per unit Size: Maximum 18" x 24". Appearance: Must be professionally made — no handwritten, neon, or flashing signs. Mounting: Stake only — no posts or frames.

Placement: Inside a window, **or** in the front flower bed under/near the kitchen window, if it does not interfere with lawn maintenance.

Attachments and Projections

Air Conditioners: Window and wall-mounted units are not allowed.

Other Installations: Items like antennas, satellite dishes, lightning rods, awnings, canopies, decorative shutters, or anything that projects from a building may not be installed on any building, common area, or limited common area without written approval from ESCA. If approved, the owner is fully responsible for installation, upkeep, and any damage caused.

Portable Drying Equipment

Only approved portable drying devices may be used. They must not be attached to buildings or limited common areas and must be removed when not in use. Items like clothing, towels, or bedding may only be hung on these devices—not on buildings, walls, or personal property.

Trash & Recycling:

Bins must have lids and wheels. Replace damaged bins throughout the county.

Large Items (furniture, appliances, mattresses, etc.):

Owners/tenants must arrange removal within 48 hours.

Roofs & Common Equipment

No one may access roofs or tamper with irrigation, pool, utility, or common equipment. No storage on building or patio roofs. Only ESCA authorized vendors may access these areas. Owners are liable for any damage caused by themselves or their guests, vendors, tenants.

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Safety

Walkways/entryways Accessibility: Must be accessible at all times.

Fireworks: Not allowed anywhere on property.

Grills: No gas/propane grills. Electric and Charcoal allowed.

Flammable/Explosive Materials: Not allowed, except normal household supplies.

Weapons: No weapon discharge on property (guns, BB/pellet, paintball, bows, etc.) except in lawful emergencies. No menacing display.

Pets

Adhere to any federal, state, county or local laws/ordinances. Please report problems and lost pet to Animal Control 813-301-7387

Nuisance

Owners, residents, guests and pets must not create or allow any nuisance that disturbs others' peace, comfort, or use of property – even inside your unit or patio – anytime, (especially 8pm-8am). Nuisances include, but not limited to: excessive noise, vibrations, flashing lights, strong smoke or vape odors (any substance), persistent animal noise or failure to clean pet waste, trash or debris, disorderly behavior, loitering, illegal conduct.

Drones

Drones are prohibited on, above, or within 100 feet of ESCA property. Drones may not take off, land, or fly in ESCA airspace. A Board-approved exception may be requested for special uses (e.g. real-estate photos)

Pool

Owner or Resident only: Guests with owner/resident, Under 18 with owner/resident adult.

Pool gate: must stay CLOSED, do not open for others without a key. **Shower** before entering.

NO: music without earphones, glass, cans, food, smoking/vaping, pets, diving, nudity, alcohol, drinks in pool. NO disruptive behavior, horseplay, running, jumping, splashing, toys, balls, rafts.

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PARKING RULES

Vehicle Definitions:

Commercial:	Primarily for occupational, professional, or business purposes.
Private Passenger:	Primarily for private personal use.
Unsafe:	Unattended in a hazardous way, including but not limited to being on jacks/blocks.

Assigned Parking Spaces:

Approved Vehicles:	Private passenger vehicles belonging to unit resident and invitee(s).
Prohibited Vehicles:	Recreational, trailers, commercial, a vehicle unauthorized by unit's resident (no parking in another resident's assigned parking space without the resident's invitation)
Condo Unit:	Directly in front of each unit are two assigned spaces for the exclusive use for the unit's residents and invitees.

Visitor Parking Spaces:

Approved Vehicles:	Private passenger vehicle, operable.
Prohibited Vehicles:	Recreational, trailers, commercial, inoperable (this includes expired tag license)
First come first serve:	Based on first come first serve. These spaces are not for the exclusive use of any resident or visitor.

No Parking Areas:

Grassy Areas and Areas that are not a designated parking space, including the private streets of Fieldview Cir, Lake Park Dr., Blue Field Ct	All grassy areas, including all easements and rights-of-way. All areas that are not designated parking spaces. Exception: unless vehicle is ESCA owned, ESCA vendor, ESCA board officer/director performing services for ESCA. Note: If an owner's vendor needs to provide a service to the owner's unit, the vendor may park in the unit owner's assigned parking space(s) as an invitee while performing a service and may park in guest parking (this will prevent the vendor from parking on the street or in the grassy areas).
Vehicle Moving Refusal:	Certain occasions necessitate a vehicle moving from a parking space, including an assigned space. If ESCA notifies a resident to move a vehicle from a parking space and resident refuses to move the vehicle for the occasion.

Parking – Tow Violations:

	First Offense	Second Offense
No Parking Areas described above	Immediate Tow	Immediate Tow
Prohibited Vehicles in a Visitor Spaces	24hr notice	Immediate Tow
Unsafe Vehicles parked anywhere in ESCA	Immediate Tow	Immediate Tow
Vehicle Moving Refusal	Immediate Tow	Immediate Tow
Parking in an Assigned space that's not assigned to you without the unit resident's invitation	Immediate Tow	Immediate Tow

Adhere to Hillsborough County Code § 8-116(e): All inoperable vehicles stored outside of a completely enclosed building are prohibited. Please call 📞 (813) 274-6600 to report inoperable vehicles (no registration, an expired tag more than 90 days, inoperable)