

Welcome to Nottingham

Most questioned..... bi-laws/deed restrictions

#1 Annual Dues

The Annual dues are due by the end of February.

If for some reason you are unable to pay in full or even a partial payment, the board will be happy to assess your situation and help to advise to rectify the problem,

However, if you ignore the bill and refuse to pay on time. You will be charge a late fee. And possible incur interest fees.

Assessment #3.1

2 Single Family Residence

Single Family Residents use only.

No lot within the subdivision shall be used for any purpose other than a single Family residence. Shall not be used as a B&B.

No trade or business of any kind may be conducted in of from a lot, except that the owner or resident may conduct such ancillary business activities within the dwelling. It must be in compliance with the rest of this by-law , which is 4.1 (a)-(F)

Assessment 4.1

3 Accessory Structures.

No separate or detached structures of any type, including barn, storage sheds, tool sheds, pool houses, guest houses trailers, outbuilding, carports, shall not be permitted upon any lot,

However, Hot tubs, Decorative structures such as a pergola, gazebo, playhouse, can be upon the dwelling with written approval by the board. The board has a maximum of 30 days to reply to any request made.

Assessment 4.7

4 Roofing Materials

All Roofs shall have either cedar shake, shingles, glazed tile, cement tiles, dimensional asphalt shingles.

Any Alternative roofing may be approved, in writing, by the board.

Board has a maximum of 30 days to reply.

Assessment 4.8

5 Driveways

All driveways and parking areas located upon a lot shall be constructed of reinforced concrete with a minimum thickness of 4 inches, pavers , bricks or concert .

Driveways may not be painted or stained without getting prior approval in writing from the board.

The board has a maximum of 30 days to apply.

Assessment 4.11

6 Landscaping

Landscapingusing Florida Friendly plants helps to conserve water and are drought tolerant .Hedges, tress, shrubs, plantings shall be maintained in such a manner so as to preserve sight lines across the corners and interactions of patted streets and driveways. Lawns shall be regularly mowed and maintained, with no unsightly weeds, underbrush, or excessive vegetation growth shall not be permitted on any lot,

Side note from me I truly believe this needs to appy to the board maintaining

The front entrances and all the islands.

If a notice is made to the homeowned/ board has a maximum of 30 days to reply and make arrangements to rectify the problem

Assesment 4.12

7 Fences

Installation or construction of fencing.

Accurate survey showing any new or additional improvements.

Professional Installation. Name of General Contractor/information.

Proposed schedule.

Materials approved. Wood, Vinyl

Colors approve, White, wood, color of the house.

Request must be submitted to board for approval. Board has maximum of 30 days to reply!

That would include material, color, scheduling.

Assessment 4.6 (a-f.)

8 Rubbish, Trash. And Garbage

All rubbish, trash and garbage shall be regularly removed and shall not be allowed to accumulate, Each owner and resident shall be responsibly for obtaining and providing their own garbage cans or disposal containers. All trash,debris, rubbish, shall be placed in each container for pick up and removal as per Sarasota County Waste Ordinance. All the containers are stored so not visible from the street and/or adjacent dwellings. No rubbish, trash,garbage,debris or other waste matter of any kind may be burned within the subdivision at any time, under any circumstances.

Assessment 4.18

Note; Not mentioned is the prompt attention on bringing in containers.

Please bring in containers the same day as pickup. It is understood that homeowners work and will bring in contains ASAP. Thank you.

9 Motor Vehicles

No motor vehicles other than passenger vehicles, except for the purpose of making deliveries or providing repair services to an owner or resident. For purposes of the provision, the term “ Passenger Vehicles” shall include automobiles ,jeeps,sport utility vehicles, minivans, motorcycles, and other light weight van and/or vehicles that are designed primary for passenger use. They may not display any commercial lettering or logo. Also, not permitted are buses, cargo vans, campers, recreational vehicles, oversized vehicles or over sized trucks.

These restrictions shall not apply to any motor vehicles required for personal use by a physically handicapped owner or resident!

Assessment 4.25

10 Parking

Motor vehicles may only be parked in a garage or on a driveway appurtenant to a dwelling. Under no circumstances may any owner, resident, and/or family members, tenants, guest, and invites be permitted to park motor vehicles upon the lawn, landscapes area, sidewalks, or any other area that is not specifically designated by the Board for the parking of motor vehicles. Vehicles belonging to owners or residents may park on platted streets when driveways are full.

Assessment 4.26

This was briefly discussed at the last board meeting. The suggestion was made to revisit and possibly revise this amendment.

Follow up!

This post is in response to the last board meeting.

It was asked if we could post some of the top by-laws.

The board is in transition as Don has Stepped down as president.

We will be seeking new board members. *It has been strongly suggested about being a full time resident of a Neighborhood to be on the board. That way monthly meeting can still occur and continue running the neighborhood !.*

I know you probably have some concerns or questions about this post. Please feel free to ask.

Sincerely,

Dianne Shuck