



2024 COMMUNITY STANDARDS FOR
CARROLLWOOD VILLAGE – PHASE III

not be larger than 36” in height and are limited to no more than three to be displayed at a single time (excluding holiday decorations). Planters/pots (with or without plants/trees) shall be proportionate to lot size.

3.09 Seasonal and Holiday Decorations. Decorations may be displayed no earlier than 45 days prior to and must then be removed no later than 15 days after a holiday. Christmas lights and decorations shall be totally removed by January 15th.

ARTICLE 4. MISCELLANEOUS

ISSUE #1

4.01 Vehicles and Parking. All vehicles must be properly licensed with tags clearly displayed. Vehicles shall be parked on paved surfaces only; parking is not allowed on grassy areas. Vehicles shall not be parked in such a way as to block any sidewalk. No inoperable vehicle shall be parked in public view. No commercial vehicles may remain overnight on any Lot unless parked within a garage and removed from public view. No recreational vehicles, boats, or trailers are allowed within public view on any lot.

4.02 Garbage Cans. No garbage cans, supplies or other related articles shall be maintained on any Lot so as to be visible from the front or side (for corner lots) of the residence. Garbage shall not be placed outside for pick-up any sooner than dusk the evening before the scheduled pick-up day. Containers will be returned to their concealed location no later than the evening of the pick-up day.

4.03 Animals. All pets must be leashed at all times in the Community. All pet waste must be cleaned up immediately. The Village has supplied pet waste stations throughout the Village. No dog shall be allowed to become a nuisance to the Community, including but not limited to excessive barking.

4.04 Business Activities. No house or other structure on any lot shall be used for any commercial or business activity that, at the discretion of the Committee, involves non-resident clients or customers frequenting the property for commercial or business purposes.

4.05 Short Term Rentals. Before any Private Dwelling Unit may be rented or leased, the following conditions must be satisfied:

A. Per Hillsborough County zoning ordinance, no property shall be used for short term rentals less than a week in duration. Properties may not be listed on vacation websites like Airbnb™ or VRBO®.

B. No time-sharing plan as defined in Chapter 721, Florida Statutes, as amended or any

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 4.01 (p. 7): Parking clause restricts pickup trucks or authorized work vehicles in direct violation of Fla. Stat. § 720.3075(3) (HB 1203).

Statutory / Legal Reference: Fla. Stat. § 720.3075(3)

Statutory Comparison: Fla. Stat. § 720.3075 as amended by HB 1203 renders unenforceable any covenant that prohibits an owner from parking a personal vehicle, including a pickup truck, or an emergency service/work vehicle in their driveway.

CURRENT WORDING IN DOCUMENT:

Vehicles and Parking. All vehicles must be properly licensed with tags clearly displayed. Vehicles shall be parked on paved surfaces only; parking is not allowed on grassy areas. Vehicles shall not be parked in such a way as to block any sidewalk. No inoperable vehicle shall be parked in public view. No commercial vehicles may remain overnight on any Lot unless parked within a garage and removed from public view. No recreational vehicles, boats, or trailers are allowed within public view on any lot.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Notwithstanding any provision herein to the contrary, personal pickup trucks, law enforcement vehicles, emergency services vehicles, and work vehicles operated by a resident or owner may be parked in the resident's designated driveway or parking area, pursuant to Fla. Stat. § 720.3075.