



May 2022 | Issue 4

A WORD FROM OUR PRESIDENT

Dear Harbourside Residents,

I hope everyone is enjoying the nice weather we are having. It is hard to believe that school will be out and summer will be here in a month!

At our last board meeting, we announced the retirement of Lee Godwin from our Board of Directors. We want to thank Lee for his many years of dedication and commitment to the Board and our community. We will continue to look for Lee for his assistance and his knowledge on community matters. Jessica Schwarzkopf was appointed to the BOD to fill the current vacancy. Jessica is a long-standing member of our community and has previously served on the BOD. We are excited to re-welcome Jessica to the board and know she will be a great representative for our community.

We have also wrapped up the annual tree trimming. As many of you have probably noticed, we trimmed palms and ornamental trees this year. The oaks were done last year and are on a ~3 year schedule in order to enhance the health of the Oaks and mitigate costly tree trimming expenses as the oaks are by far the most expensive trees to trim in our community. We also spent time briefly discussing the use of cameras in our community. We know this is an important topic and want to make sure people have the level of security they desire while not infringing on other's privacy. For everyone's convenience, I have included a copy of the letter that was mailed out last year.

As always, all community members are welcome and encouraged to attend our board meetings. We will be sending out the agenda to our mailing list prior to each board meeting. If you are currently not on this list, but would like to be added, please contact Donna Miraglia at Donna@firstchoicemetro.com.

Best regards,
Guy Van Baalen

Upcoming Events

Our next board meeting held at 5:30 PM on Thursday, May 19, 2022 via Zoom.

Meeting ID: 884 9987 7743 Passcode: 548977



Get the latest Harbourside news and updates by checking out our Facebook page and website. Find us at:



[Harbourside at Harbour Island, FL](https://www.harboursideat Harbour Island, FL)
www.harboursidetownhomes.com/

**FIRST
CHOICE
ASSOCIATION
MANAGEMENT, INC.**

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May 25, 2021

Homeowners
Harbourside at Harbour Island HOA, Inc.
Tampa, Florida 33602

RE: Rules and Regulations

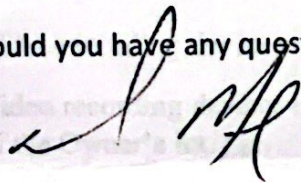
Dear Homeowner(s),

We are writing to you on behalf of the Board of Directors for Harbourside at Harbour Island HOA, Inc.

The enclosed new Rule & Regulation regarding use of video recording devices (camera or doorbells) was approved by the Board at a duly noticed and called Board of Directors meeting held on May 20, 2021.

The use of cameras or doorbells which video record will require the Architectural Review Committee (ARC/Board) review and approval. For your convenience enclosed you will find an ARC form should you wish to install either item. If you currently have and are using either item they will also require approval and the same form will need to be completed and returned to our office.

Should you have any questions please feel free to contact the office of the undersigned.



Donna Miraglia, LCAM
On Behalf of Harbourside at Harbour Island HOA, Inc.

/dm

cc: file

BOD

Enclosure

HARBOURSIDE AT HARBOUR ISLAND

The use and installation of video recording devices is only permitted in accordance with this rule. For purposes of this rule, a "video recording device" is any device, such as a camera or doorbell, that is capable of recording images and is placed in such a way as to capture, view or record images outside of the Dwelling.

This rule does not apply to video recording devices that: (1) are installed or placed inside a Dwelling and, (2) do not capture any image outside of the Dwelling.

General Requirements:

Any Owner desiring to install a video recording device must obtain the advanced written approval of the Association. The Owner shall submit an application which sets forth the type of video recording device the Owner wishes to install, the proposed location of the installation, the expected view range of the video recording device and any other information the Association requires in order to review the application.

Owners may not install video recording devices in a manner that increases maintenance costs for the Association. If damage to Association maintained property or other property occurs, the Owner is liable for all repair and maintenance costs.

Unless otherwise approved by the Association, video recording devices must be no larger than six inches by four inches.

Location:

Video recording devices shall be installed solely on the exterior or interior of a Dwelling with the specific location to be determined by the Association regardless of whether the placement or installation is on the interior or exterior of a Dwelling.

Video recording devices may not encroach upon Common Areas or another Owner's property.

Video recording devices must be installed so as to only capture images of the immediate vicinity of the Owner's lot.

Video recording devices may not be directed or pointed toward the windows or doors of adjacent homes or otherwise intrude on the privacy of other Owners.

Video recording devices may not be directed or pointed toward the pool area or any other portion of the Common Area that Owners have a reasonable expectation of privacy in.

Installation

All installations shall be completed so that they do not damage the Common Areas, the Lot or Dwelling of any Owner, or void any Association or Owner's warranties, or in any way impair the integrity of buildings, Common Areas or Lots.

Exterior mounted video recording devices must match or be in harmony with the structure to which it is installed. The installation shall be as unobtrusive as possible.

Video recording devices shall be installed and secured in a manner that complies with all applicable city and state laws and regulations, if any, and manufacturer's instructions. The Owner, prior to installation, shall provide the Association with a copy of applicable governmental permits.

Video recording devices shall be permanently and effectively grounded to avoid and prevent electrical and fire damage.

Maintenance:

Owners shall not permit their exterior mounted video recording devices to fall into disrepair or to become safety hazards.

Owners shall be responsible for their video recording device's maintenance and repair.

Owners shall be responsible for the repainting or replacement of any exterior surface to which the video recording devices is mounted.

Any impact into the Dwelling (roofs, walls, etc.) that results in damage or water/moisture penetration is the Owner's sole financial responsibility.

If the video recording device is removed for any reason, the Owner must remediate any holes that were made by virtue of the video recording device's installation and restore the exterior of the Dwelling to its condition prior to the installation.

Should an Owner transfer title to his/her Dwelling that has an exterior mounted video recording device, the Owner must either require the new Owner to accept the Owner responsibilities set forth in rule in writing, and provide a copy of same to the Association, for the video recording device or remove the video recording device and associated components of the installation and remediate as described above prior to transferring title.

Any recordings made by the Owner's video recording device are the property and responsibility of the Owner. The Association bears no responsibility nor has any liability for the recordings.

Removal:

The Association has the right to require the removal of any video recording device that does not comply in all respects to this rule.