

# MANGO GROVES

HOMEOWNERS ASSOCIATION, INC.

## Memorandum

**TO:** Mango Groves Homeowners  
**FROM:** Mango Groves Board of Directors  
**DATE:** May 1, 2018  
**SUBJECT:** Architectural Standards Update

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Your Mango Groves Board of Directors recently adopted the enclosed document offering clarification of some basic community rules. This and all of the other Mango Groves governing documents can be found on our community website, [www.mangogroveshoa.com](http://www.mangogroveshoa.com).

### **LET'S ALL DO OUR PART TO MAINTAIN OUR PROPERTY VALUES**

Keeping property values as high as possible is the main purpose of the HOA. Healthy green lawns make a big difference in the overall look of a community. The Mango Groves governing documents obligate the owner of each lot to install an appropriate variety of St. Augustine or Bahia sod and to maintain a functioning irrigation system. If your irrigation system is no longer working and/or your lawn has become weedy or nonexistent, please do whatever is necessary to get it looking good again. We are all counting on each other to maintain high community maintenance standards.

### **PLEASE DON'T LITTER**

There are constantly loose pieces of trash lying in the street and in people's yards. In an effort to keep our community clean, we are asking homeowners and their guests to refrain from littering. If all of us did our part by at least picking up what's on our own properties, it would make a big difference.

### **BE COURTEOUS TO YOUR NEIGHBORS IF YOU PARK IN THE STREET**

Ideally, vehicles should be parked in the garage or on the driveway. When street parking is unavoidable, please be courteous when doing it. Don't park in ways that make it difficult for others to pull out of their driveways or in spots that make it difficult for the mail carrier and trash vendor to do their jobs. If there's an emergency and an ambulance or firetruck need to get through, we want them to be able to! Please make sure that when you park on the street, there is enough room for these vehicles to drive past your car.

**Thank you for your cooperation and compliance with the community rules!**

If you have any questions, please contact McNeil Management Services, Inc. at 813-571-7100 or [management@mcneilmsi.com](mailto:management@mcneilmsi.com).

**Mango Groves HOA**  
**SUPPLEMENTAL RULES & GUIDELINES**  
Effective April 23, 2018

**FENCES**

Wood board on board and white PVC vinyl are the only approved types of fencing. Maximum fence height is six (6) feet. Owners are responsible for obtaining any required permits and for maintaining compliance with county codes.

**NOTE:** An Alteration Application is required for fencing installation or replacement and owners must not proceed with any project until they have received approval to do so.

**LAWN/LANDSCAPING**

Lawn/landscaping requirements include compliance with Hillsborough County and FHA/VA minimum standards including requirements for street and yard trees. Additionally, corner lots require comparable treatment for both street exposures. Lawn/landscape maintenance must be routinely performed – to include mowing, edging and trimming of the lawn, trimming of bushes and removal of weeds from plant beds and the joints/cracks in concrete surfaces – to meet community standards.

Sod may be of Bahia or St. Augustine varieties. Other ground cover will be considered on a case-by-case basis. The owner of each lot shall be obligated to install, maintain in good working condition and, if necessary, replace an irrigation system.

**NOTE 1:** An Alteration Application is required for the alteration of existing landscape beds, tree rings, etc. or the addition of alternative landscaping and owners must not proceed with any project until they have received approval to do so.

**NOTE 2:** After proper notification has been issued to the owner of a lot for violations related to lawn/landscape and irrigation maintenance issues, the association may, at its option, make the required repairs to restore the lot to a neat and attractive appearance. The cost of any work performed by the Association because of the Owner's failure to do so shall constitute an individual assessment against the lot.

**PAINTING**

An approved color list is updated periodically and owners **MUST** select a **three-color scheme** from the current list when submitting for approval to paint a home. The current list may be viewed at [www.mangogroveshoa.com](http://www.mangogroveshoa.com).

**\*\* Base color** – for use on body/base of home AND garage door

**\*\* Trim color** - for use on all architectural trim and shutters

**\*\* Front door color** - for use on front door ONLY

**NOTE:** An Alteration Application is required for painting and owners must not proceed until they have received approval to do so. **If an owner wishes to repaint a home with existing colors, proof such as color swatches or samples MUST be submitted along with the Alteration Application.**

**ROOF SHINGLES**

The Architectural Review Board (ARB), in its sole discretion, must approve all roof colors. No pure white, pure black or primary colored roofs shall be permitted.

**NOTE:** An Alteration Application is required for roof replacement and owners must not proceed with any project until they have received approval to do so.

**SHEDS / OUTBUILDINGS / TEMPORARY STRUCTURES**

No structure of a temporary character, to include but not be limited to, a storage shed, utility shed or similar structure, greenhouse, trailer, tent, mobile home, motor home or recreational vehicle shall be permitted on any lot at any time.

## MAILBOXES

Mailboxes will conform to an approved uniform design and color as required by mailbox standards.



Classic white metal or plastic horseshoe-shaped mailbox with red flag. Available at most home improvement stores.



Salsbury-Industries-Deluxe-Post-2-Sided-In-Ground-Mounted-For-Roadside-Mailboxes/34220245 Mailbox Post offered in single and double installation options. Product is available through Walmart but a similar product may be purchased elsewhere with approval from the Architectural Committee.

Mailbox post should be positioned 2 to 2½ feet in from the curb/street. The bottom of the mailbox platform should sit 39 inches above the ground.

## TRASH RECEPTACLES

All equipment for the storage or disposal of discarded material shall be kept in a clean and sanitary condition. All garbage and trash containers and their storage areas and the like shall be kept within a garage, placed inside an enclosure approved by the ARB, or behind opaque walls attached to and made a part of the Residence on each Lot. Such containers may not be placed out for collection sooner than the night prior to scheduled collection and must be removed within the night of collection.

**NOTE 1:** An Alteration Application is required for trash concealment fencing or landscaping and owners must not proceed with any project until they have received approval to do so.

**NOTE 2:** At no time shall trash, debris or discarded items be stored in view. Such items must be concealed from view until placed at the curb for collection on trash collection days. Solid Waste Management will not collect items that do not fit into the county-provided trash receptacles – such as furniture, carpet, bedding, appliances, plumbing fixtures, etc. Appropriate arrangements must be made for their disposal.

## BASKETBALL GOALS AND RECREATIONAL EQUIPMENT

**NOTE:** An Alteration Application is required for basketball goals and owners must not proceed with installation until they have received approval to do so.

**Basketball Goals (Permanent)** - Backboard must be of white or clear fiberglass or acrylic, not plywood or particle board and mounted on a commercially produced black pole designed for such purpose. Goal must be maintained in good condition.

**Positioning:** In most cases the goal shall be located on the side of the driveway opposite the front door and midway between the garage and the sidewalk. Basketball goals may not be mounted on homes, garages or fences.

**Basketball Goals (Portable/Temporary)** - Backboard must be of white or clear fiberglass or acrylic, not plywood or particle board and mounted on a commercially produced black pole designed for such purpose. Goal must be maintained in good condition and be properly weighted at all times.

**Positioning:** In most cases the goal shall be located on the side of the driveway opposite the front door and midway between the garage and the sidewalk. Equipment may not be used on sidewalks or in the streets.

**Soccer Goals and Other Recreational Equipment** - Must be concealed from view when not in use.