

CAMELOT VILLAGE HOA RESIDENT INFORMATION

8/13/2024

INTRODUCTION

The Camelot Village HOA Board of Directors has created this information package to provide new and existing residents with information concerning how facilities are maintained/serviced, important contacts, the interrelationship between Camelot Village HOA and Highland Lakes HOA, and where to locate important Deed restriction information for both HOA's.

The Highland Lakes and Camelot Village HOA's have been developed and evolved into welcoming and fulfilling retirement communities. Becoming familiar with the contents of this information package will assist in navigating and enjoying your resident experience here.

Please retain this information with the Highland Lakes HOA and Camelot Village HOA governing documents that you were provided at the time of your property purchase. These documents can also be found in the HLHOA website as follows:

- Camelot Village HOA documents : log into HLHOA Enumerate Engage website —>select: For Residents—> select: Groups—> select: Camelot Village HOA —> select: Governing Documents.
- Camelot Village HOA documents [alternate location]: log into the Monarch Association Management portal—> select: Associations—> select: Camelot Village HOA—> select: Governing Documents.
- Highland Lakes HOA documents: log into HLHOA Enumerate Engage website —> select: Resources —> select: Governing Documents —> select: the document.

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CAMELOT VILLAGE BOARD OF DIRECTORS - 2024

- President - Jim Slee
- Vice President - Tom Nobile
- Treasurer - Steve Benford
- Secretary - Bob McCauley
- Director at Large - Bruce Lebow

ASSOCIATION MANAGER

- Monarch Association Management, Inc.
- Contact : Sue Marino
- Access the Monarch Association Management portal for assistance
- Address : 500 South 19A, Palm Harbor, Fl 34683

UTILITY INFORMATION

- Cable TV and internet service - Spectrum Corporation - cost included in the resident HOA fees. Phone # 833 697 7328 for service.
- Residential water and sewer - Pinellas County Utilities, phone # 727 464 4000 for payment details.
- Electrical service - Duke Energy, phone # 800 700 8744 for payment details.

FACILITY MAINTENANCE / CONTRACTED SERVICES

- Refuse collection occurs each Monday and Thursday by Solar Sanitation. Holiday collection will be delayed until the following normal collection day. The preferred disposal method is black plastic bags or 30 gallon plastic containers. Please put out refuse only on the day of collection due to crows and other scavengers. Small shrub and tree trimmings will be picked up if tied together in manageable lengths , ie ; 4 foot maximum.
- Lawn mowing / edging services are provided and the frequency is adjusted to match the growing season requirement.
- Shrubbery trimming is performed on original plantings. In addition , the contractor trims only growth that can be reached from ground level. Residents should be prepared to self trim or hire help for some trimming requirements.
- Lawn fertilization and insect control is performed on a regular schedule. Application timing varies depending on the type being dispensed. A Board member can provide the details to those who are interested.
- Lawn irrigation is provided from an on-site well and irrigation system owned by the Camelot Village HOA and maintained by our contractor. Please familiarize yourself with sprinkler locations on your property and avoid them with vehicle and golf cart traffic. Sprinklers normally cycle each Tuesday and Friday on the west side from 12 midnight until 6 AM and the east side from 6 PM until midnight. Pinellas County establishes the days and frequency.
- Camelot Court is a private road owned and maintained by Camelot Village HOA.

ARCHITECTURAL STANDARDS SPECIFIC TO CAMELOT VILLAGE HOA

- Exterior work/revisions must be approved by the Camelot Village HOA Board and HLHOA ARC committee prior to beginning the work. See page # 14 for information regarding where to obtain an ARC application form.
- Driveway and entrance walkway material is restricted to uncolored troweled concrete or gray, vehicle compatible, flagstone pavers. The pavers cannot replace the existing concrete sidewalk or apron leading from the drive to Camelot Court road.
- Roofing shingles are restricted to Owens Corning dimensional style, asphalt material, color shasta white [see page # 8].
- Exterior paint colors applied in the year 2022 are described in the COLOR REFERENCE CHART [page # 8]. Any exterior paint application or door and window replacements must comply with these color specifications.
- Camelot Village ARC information is available online within the HLHOA Enumerate Engage, Camelot Village HOA Group listing and Monarch Association Management portal where other issues not addressed above can be reviewed in our governing documents item.
- NOTE: WINDOW REPLACEMENT IN CAMELOT VILLAGE HOA UNITS REQUIRES PRIOR APPROVAL OF AN ARC APPLICATION.
- NOTE THAT FLORIDA LAW HAS OBSOLETE THE CAMELOT VILLAGE HOA LANGUAGE REGARDING FLAG DISPLAYS.

COLOR REFERENCE FOR CAMELOT VILLAGE ARC APPLICATIONS

Exterior projects must conform to the following color and material designations when purchasing material and submitting ARC applications for Camelot Village effective 4/14/2023 :

PLEASE NOTE - TO OBTAIN THE CORRECT GLOSS AND COLOR MATCH , PPG PAINT IS REQUIRED AND CAN BE OBTAINED FROM ANY PPG STORE BY PROVIDING THEM WITH OUR PPG ACCOUNT # 301 354 060042 . **

<u>EXTERIOR SURFACE</u>	<u>SUPPLIER/COLOR</u>	<u>ARC COLOR CHART #</u>
Walls	PPG - 739 - 10 White [Acri-shield Max]	B9
Doors - white	PPG - 520-1ng White [Break Through]	B9
Doors - brown	PPG - V70 - 640 Brown [Break Through]	D9
Trim	PPG - 739 - 40 Brown [Acri-shield]	T9
Aluminum entry / lanai	PPG - 91760200001002 Bronze Tone [Advantage 900]	T9
Roof shingles	Owens Corning - Shasta white	R14

NOTE TO ALL MEMBERS : The above is not a change in Camelot Village standards but is a consolidation of information to assist in the preparation and approval of HLHOA ARC Applications , procurement of materials , and solicitation of contractors . Uniform exterior color is essential to preserving the character of Camelot Village .

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** Added 11/9/2023 to assist when ordering from stores other than the Palm Harbor PPG store # 9176 .

MAILBOX AND YARD LIGHT STANDARDS

- The original designs have become difficult to acquire over the years resulting in some variations within Camelot Village HOA. In an effort to recreate a standard, please comply with the following pictorials when replacing your mailbox, mailbox post, yard light, and yard light post. IF A DEVIATION IS BEING CONSIDERED, AN ARC APPLICATION MUST BE SUBMITTED AND APPROVED BY THE CAMELOT VILLAGE BOARD. Note that the yard light post is 3" diameter while the mailbox post can be either 3" diameter or square configuration.



CAMELOT VILLAGE HOA WINDOW REPLACEMENT STANDARD

- THIS STANDARD WILL BE EFFECTIVE BEGINNING 4/1/2024. ANY EXISTING WINDOWS WILL BE “ GRANDFATHERED “ AND WILL NOT BE AFFECTED BY THIS STANDARD.
- ARC application requirement
 - Applications for replacement window installations that fit into the original opening must be approved by the Camelot Village HOA Board.
 - Applications for replacement window installations that require original window opening modifications must be accompanied by a Pinellas County Building Permit and be approved by the Camelot Village HOA Board and HLHOA ARC committee.
- Windows that face or are oblique to Camelot Court Road
 - Window design is restricted to double or single hung construction that includes 6x6 lattice trim.
 - Screening to be black color.
 - Frame to conform to the Camelot Village HOA trim color specification.
 - Glass to be clear color with slight manufacturer tint expected.
- All other windows
 - Window design can match other windows, be picture window design, or be slideby design except bedroom windows must provide emergency egress.
 - Screening to be black color.
 - Frame to conform to the Camelot Village HOA trim color specification.
 - Glass to be clear color with slight manufacturer tint expected.

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Camelot Village HOA Board

HIGHLAND LAKES HOA ARCHITECTURAL [ARC] STANDARDS

- A complete description of the HLHOA ARC Standards can be viewed by logging into the HLHOA Enumerate Engage website.

Please follow these steps:

Log into HLHOA Enumerate Engage.com —>Select: For Residents —> select: Groups —> select: Architectural Review —> select: Docs —> Select: Section 4 - Architectural Review Standards

POLICY, RULES, AND PROCEDURES

- To view HLHOA Documents:
 1. Refer to the HLHOA documents provided during the purchase of your property, OR:
 2. Log into HLHOA Enumerate Engage.com —> select: Resources —>select: Governing Documents —> select: Policy, Rules, and Procedures.

- To view Camelot Village Documents:
 1. Refer to the Camelot Village HOA Documents provided during the purchase of your property, OR:
 2. Log into HLHOA Enumerate Engage.com —>select: For Residents—> select: Groups —> select: Camelot Village HOA —> select: Governing Documents, OR:
 3. Log into Monarch Association Management portal—> select: associations—> select: Camelot Village HOA—> select: Governing Documents

RENTAL APPLICATION

- Rental of Camelot Village HOA units is governed by language contained in the HLHOA Policies, Rules, and Procedure Manual titled RESIDENTS ENTITLED TO USE and RESIDENT ACCESS pages # 306 and 307. Because this procedure requires the unit owner to surrender their amenity-use privileges, the application and reissue is controlled by the HLHOA administration. Therefore, an owner who desires to rent their unit is required to obtain the application from the HLHOA desk and personally process its' approval through the Camelot Village HOA Board and HLHOA administration.

CAMELOT VILLAGE HOA ARC APPLICATION

- A Camelot Village ARC application can be obtained from one of the following sources:
 1. Contact a member of the Camelot Village HOA Board who will provide a printed version of the form and instructions.
 2. Log into the HLHOA Enumerate Engage website—> select: For Residents—>select: Groups—> select: Camelot Village HOA—> select: Camelot Village ARC Application Form—> download and print the form with instructions.
 3. Log into Monarch Association Management portal—> select: Camelot Village HOA—> select: Camelot Village HOA ARC Application Form—> download and print the form with instructions.