

TREE TOPS NEIGHBORHOOD ASSOCIATION, INC.

Architectural Control Committee

October 11, 2010

Hannah Bartoletta Homes, Inc.

19001 Sunlake Boulevard

Lutz, Florida 33558

MINUTES

- I. **CALL TO ORDER** - The meeting was called to order at 11:02 a.m. Committee members present were Scott Kirchner, James Bartoletta and Charles Hannah. Home owners present were Marcus Gibbs and Bill Edens.
- II. **Notice** - Charles Hannah acknowledged that notice of this meeting was provided by the Officers of the Home Owners Association.
- III. **Approval of Minutes** - Motion was made by Scott Kirchner to approved the minutes from the 08/10/10 and 09/13/10 meetings. Second by Mike Bartoletta. Motion passed unanimously.
- IV. **Review of Architectural Applications:**
 - A. **Stafford – 10702 Beagle Run Place – Fountain**

Scott Kirchner made the motion, seconded by James Bartoletta, to approve the fountain application. Motion passed unanimously.
 - B. **Baker – 9901 Tree Tops Lake Road - Fence**

Scott Kirchner made the motion, seconded by James Bartoletta, to approve the fence application subject to style revision and an agreement to comply with landscape requirements. Motion passed unanimously.

Conditions for Fence Approval:

 1. Style – Paragraph 12.44 of the Declaration of Covenants, Restrictions and Easements for Tree Tops Neighborhood call for fences to be “either the Bennington (S1) or Alton types, as shown on “Exhibit H” (or any similar alternative allowed by the Committee.” The Architectural Control Committee determined that the style submitted is not similar to the Bennington (S-1) or Alton styles. Adding a second top rail to the submitted style to be similar to the S9-Storrs style would be an acceptable change. Please submit a schematic of the new style.
 2. Landscaping – Paragraph 12.44 of the Declaration of Covenants, Restrictions and Easements for Tree Tops Neighborhood requires landscape buffering for fences. Specifically for the approved location, “at least 25% of the total square footage (not lineal feet) of the exterior (i.e., the side of the fence facing the exterior of a Lot) of all side and rear fences must be buffered by acceptable plant materials (in locations approved by the Committee).” Please submit a landscape plan accordingly.
 3. Height and location of fence were acceptable.

V. Notice of Next Meeting: - To be determined

VI. ADJOURNMENT - The meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Scott Kirchner