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# THURSTON GROVES

## Community Newsletter

Spring 2020

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### Welcome to Thurston Groves 2020 Spring Newsletter!

Thurston Groves was developed by Bruce Hall in 2001 on the site of a former orange grove, the home of J.T. and Marguerite Thurston. The land was purchased by Mr. Thurston in 1917. In 1998, widowed, Mrs. Thurston passed away at 92 years of age. Her 38 – acre grove was the largest remaining in southern Pinellas County. The groves are gone today; in place of the orange trees, a development of homes called Thurston Groves. Today, Thurston Groves is considered to be one of Seminole’s finest upscale communities, close to beaches, Pinellas Trail, Walsingham Park, shopping and dining.






## Thurston Groves is a Deed Restricted Community

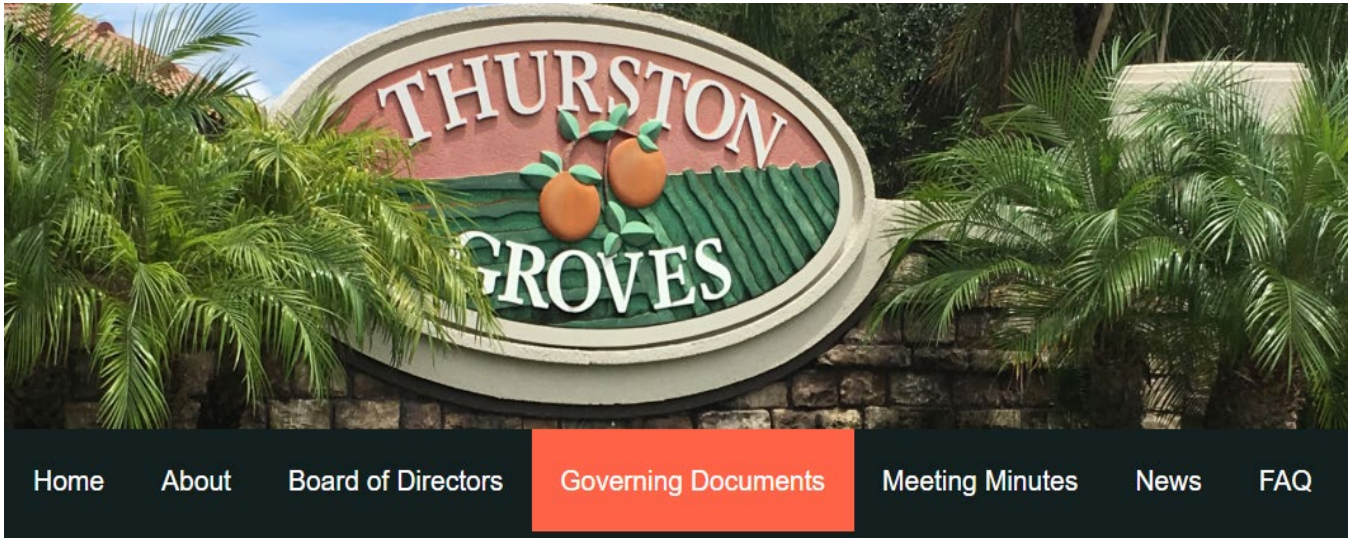
Thurston Groves is guided by a group of legally binding covenants and design standards that protect the aesthetic integrity of our community. Additions and modifications to TG properties must be in compliance with these covenants and standards to assure continuation of good design, maintain property values and preserve the natural environment.

### Why Do We Have Rules?

Every association—including ours—has a few rules we all need to know about: for instance, what should my fence look like, and how much decor is too much in the front of the home? Are we allowed to park campers or boats in our driveways? Whose responsibility is it to maintain the sidewalk? What choices—color, styles, landscaping—do we have regarding the decor of our homes' exteriors? Our association's rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it's important to know the rules and do our best to abide by them. To keep up to date on what the rules are—and what the consequences can be for not complying—you can search the Covenants, Conditions and Restrictions (CC&Rs) in their entirety, in the governing documents on our website at **thurston groves.info** or you can refer to the summary provided in this newsletter.

The CC&Rs require that all changes and improvements to a property be reviewed by the Design Review Board (DRB), which is made up of 3 people appointed by the Board of Directors. The DRB reviews property owners' applications for modifications or additions to their properties to ensure conformance with the CC&Rs. You can find the **DRB Architectural Application** on our website **thurstongroves.info**.








## Summary of Covenants, Codes and Restrictions

1. No trade, business, profession or other type of commercial activity shall be carried on upon any lot. This includes individual garage sales.
2. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except cats, dogs and other household pets.
3. Houses, Roofs, Sidewalks and Driveways need to be pressure washed from time to time to keep the neighborhood looking fresh.



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4. All landscaped areas shall be well-maintained, properly cultivated and free of trash and other unsightly material. Dead or dying plants shall be removed as needed. All plantings shall be irrigated as often as necessary to maintain healthy growing conditions. Beds shall be kept free of weeds. All trees and shrubs shall possess a minimum 3-inch deep layer of Pine Bark Mulch.
  5. All trash containers shall be hidden from public view by landscaping and/or a concrete block wall to match house exterior finish or placement in the garage.
  6. Mailboxes and house address signs shall conform to the approved TG mailbox design and specifications. Homeowners should maintain the mailboxes as needed.
  7. Normal tree trimming that does not alter or damage the tree does not require DRB approval. With the exception of standard maintenance trimming, no owner shall remove, damage, trim prune or otherwise alter any Oak tree in the Properties except as follows: (a) with the express written consent of the Association; (b) with the express permission of the City of Seminole, including but not limited to obtaining any licenses required by the City or Pinellas County; (c) If the trimming, pruning or other alteration of such tree is necessary because the tree or a portion thereof creates an imminent danger to person or property and there is not sufficient time to contact the Association for their approval.
  8. Trees, shrubs, and hedges located or leaning against the perimeter common area walls must be cut back so as not to damage or compromise the wall's integrity and help to maintain it.
  9. Flagpoles are permitted, subject to DRB approval of placement and design.
  10. No fences, gates, walls, or hedges may be constructed between the Front Street Line and the Front Dwelling Line. All other fences, gates and walls shall not exceed five (5) feet and must be approved by the DRB prior to installation.
  11. All permanent equipment (satellite dishes, antennas, generators, etc.) must be placed in a location non-visible from the street in front of their home. Generators can be placed on the side of the house covered by a hedge. When not possible, the DRB's approval is required.
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12. All portable equipment must be in good working order and removed when not in use to an area that is non-visible from the street in front of their home.
  13. No motor vehicles shall be parked on the Properties except on a paved or concrete driveway or in a garage. No motor vehicles primarily used for commercial purposes, other than those present on business, nor any trailers, may be parked on the Properties, unless inside a garage and concealed from public view. Recreational vehicles and trailers shall be parked in garages and concealed from public view. Allowances will be made for residents who need to prepare their recreational vehicles for use can do so without penalty for 48 hours.
  14. All properties are for single-family, residential use. No single-family dwelling may be subdivided in any form, including fractional ownership, timeshare ownership, AirBnB, VRBO, or any other advertised use.

## Covenant Enforcement and Fining Process

At the February 6, 2020 board meeting, the board revised the Covenant Violation Enforcement Policy. The following enforcement procedures of the Covenants, Codes and Rules of the association hereby authorizes Ameri-Tech to follow the following policies:

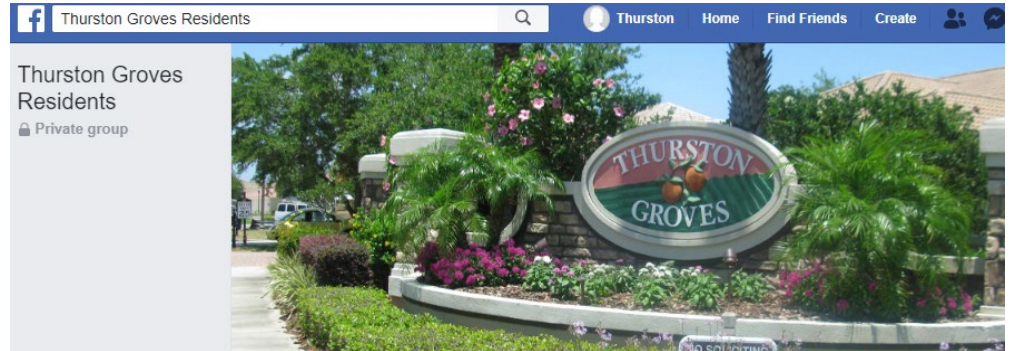
- First notice of violation—Friendly Reminder Letter 14 days to comply.
- Second notice of violation—Final Notice sent following the 14-day compliance period if not corrected, allowing an extension of 14 days to comply
- If not corrected within the timeframe allowed in the Second Notice, the Compliance Committee will conduct a Hearing to Fine.

The Compliance Committee will meet when they are given notice of a homeowner not complying after receiving two (2) letters of violation. At that time the Compliance Committee will meet 14 days after the second notice of violation to determine if a fine will be levied and make their recommendation to the Board for approval. The homeowner may present information at the Compliance Committee's scheduled meeting.



## Join Us on Facebook!

One great way for us to communicate with each other is on Facebook. Using our Facebook page, you can ask questions, request recommendations from neighbors for various maintenance projects, (i.e., roof repair, plumbing, landscaping, etc.) or find out what is going on in the neighborhood. It is a Closed Page and you must ask to join. Look for "Thurston Groves Residents" on Facebook and click on **+Join** box.



## Mailbox Refurbishing

To establish a uniform look throughout our community, mailbox standards have been established. The board has agreed to refurbish all mailboxes to meet those standards at no additional cost to residents. Let us know you'd like your mailbox refurbished by sending an email to [thurstongroveshoa@gmail.com](mailto:thurstongroveshoa@gmail.com) or if you prefer to have it done yourself, using the following standards:

- The mailbox and post must be in full upright position.
- Remove all loose paint from the mailbox and post.
- Apply two coats of brush on Rust-Oleum Black Gloss Paint.
- Place 2" Gold, Non-fading house numbers, centered on Full Open Side. Then, in-line to the right of the **Gold** Flag on the other side.





Please use caution when driving through our neighborhood, complying with the speed limits and all stop signs. We ♥ our children and our fur-babies, so please slow down your roll.

