

REFLECTIONS



www.reflections-tampa.com

November - December 2011

Reflections of Hillsborough Association, Inc.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

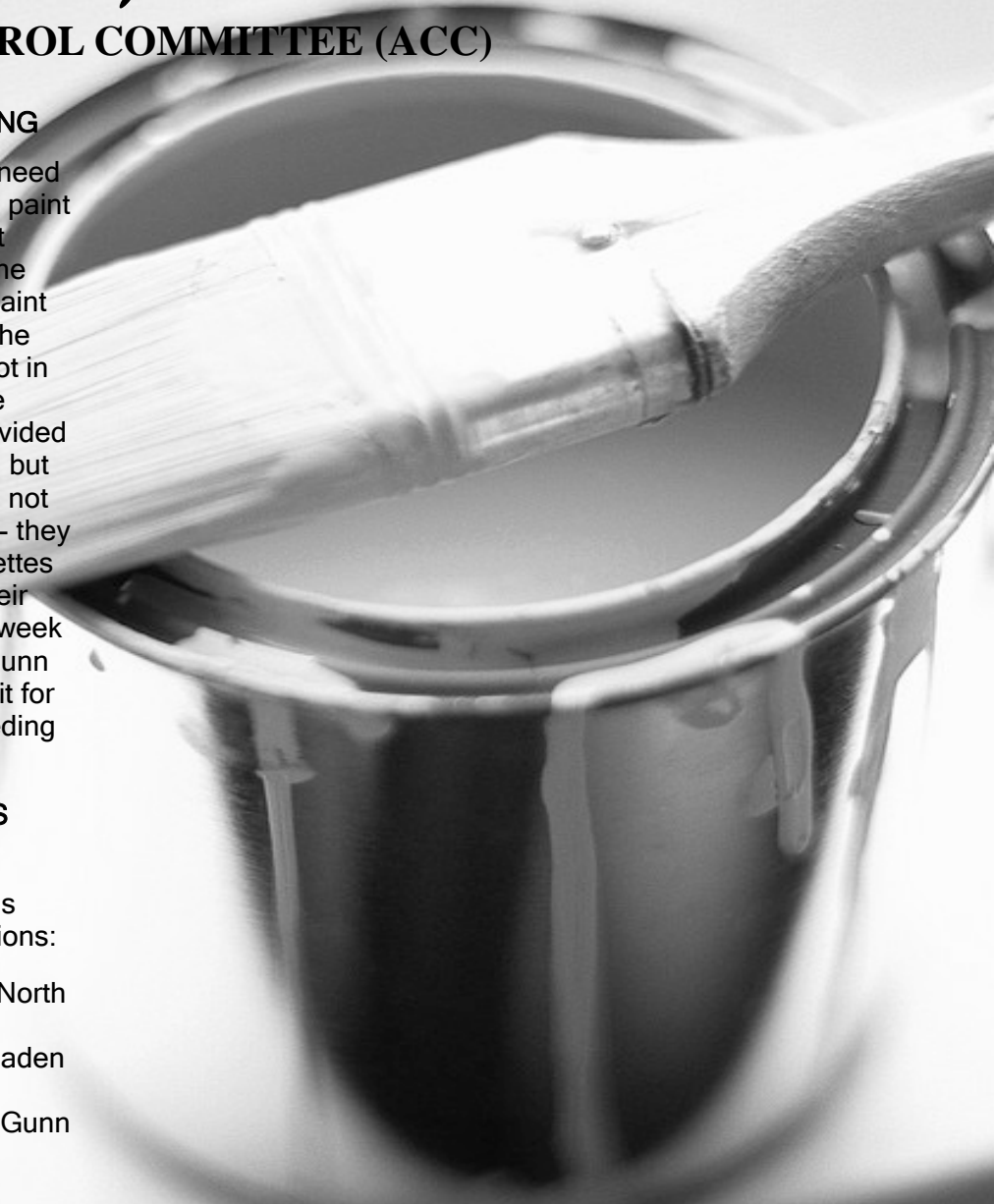
ACC PROCEDURES FOR PAINTING

All homeowners who are repainting need to fill out an ACC form and attach the paint samples to the ACC form. Paint selections must be chosen from the Reflections Paint Book. No other paint selections are allowed, including the current color of homes if they are not in the Reflections Paint Book. The Reflections Paint Book has been provided free of charge by Sherwin Williams, but homeowners who are repainting do not need to use Sherwin Williams paints - they just need to use the same color palettes from any paint manufacturer of their choice. Submit your ACC form one week prior to the ACC meeting to 4131 Gunn Highway, Tampa, FL 33618 and wait for ACC written approval before proceeding with your project.

WHERE IS THE REFLECTIONS PAINT BOOK?

Homeowners can view the Reflections Paint Book at three (3) different locations:

- Sherwin-Williams store at 11915 North Dale Mabry Highway, Tampa
- Sherwin-Williams store at 2409 Raden Drive, Land O'Lakes
- Greenacre Properties, Inc., 4131 Gunn Highway, Tampa



A Life-Giving Christmas



If you want to experience more out of Christmas and life come and join us every Sunday starting November 27th at 10:30 am.

Nov. 27: "Hope...next year, things will be different."

Dec. 4: "Peace...Strength to Carry On"

Dec. 11: "Joy...to get me through the tough days"

Dec. 18: "Love...gotta have it!"

Culminating with a Candlelight Service on Christmas Eve at 6:30 pm



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Editors:
Kim E. Uhlig
Karen E. Uhlig 813-907-3629

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IKare Publishing is not responsible for content or accuracy. We would encourage all residents to attend the meetings held in your community in order to stay on top of all issues.

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To submit an article for inclusion in this newsletter please email

You may view the Reflections Newsletter in it's entirety by logging onto www.IKarepublishing.com

Greenacre Properties

4131 Gunn Highway
Tampa, FL 33618
813-600-1100 Fax 813-963-1326

Community Association Manager

Lee Polk
813-600-1100
Lpolk@greenacreproperties.com

Administrative Assistant

Lori Bolan
813-600-1100 Ext 116
lbolan@greenacreproperties.com

Accounting Department

Lorie Preston
Contact her for payment questions.
813-600-1100 Ext 129 lorie@greenacreproperties.com

Watering Days

All irrigation must be accomplished prior to 8:00 a.m. or after 6:00 p.m. Any one zone of a property may only be watered once during the allowable day, NOT both in the morning and again in the evening. Please check the Hillsborough County web site for updated watering dates: www.hillsboroughcounty.org/water/restrictions



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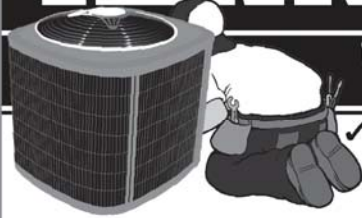
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Reflections® of Hillsborough Association, Inc.

4131 Gunn Highway ♦ Tampa, FL 33618

(813) 600-1100 ♦ Fax (813) 963-1326

ATTENTION: ARCHITECTURAL CONTROL COMMITTEE (ACC)

DATE _____

The undersigned owner seeks approval of the Committee as follows:

_____ Painting (Color Chips included for House)

_____ Additions/Alterations of Existing Structures/or Property

_____ Prior Additions/Alterations of Existing Structure/or Property

Narrative Description of Additions/Alterations (Continue on Additional Sheet if Necessary)

INCLUDE:

_____ Lot Survey Showing Dimensions, Setbacks, Landscaping, Etc.

_____ New Structure - Plans Enclosed Including Lot Survey, Landscaping Plan and Exterior Materials and Colors.

The undersigned property owner hereby acknowledges and agrees that they will be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules and regulations, code, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Board, ACC, Association or management company shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes or ordinances. The undersigned also understand that the ACC has up to forty-five (45) calendar days to return said application; however, in the event the ACC does not take action to either approve or disapprove the application within such 45 day period, the request shall be deemed DISAPPROVED.

SIGNATURE OF OWNER: _____ PRINT NAME: _____

PROPERTY ADDRESS: _____

TELEPHONE: (H) _____ (W) _____

ACTION OF THE COMMITTEE

_____ RECOMMEND APPROVAL

_____ DISAPPROVE FOR THE FOLLOWING REASON:

_____ Date _____ Chairperson, ACC

_____	Received by GPI	_____	Manager Sign-Off	_____	Received by Clerk
_____	Mailed to Committee	_____	Returned by Committee	_____	Mailed to Homeowner

ARTICLE VI ARCHITECTURAL CONTROL

SECTION 2 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

No building, structure, basketball goals, fence, wall or other improvement shall be erected, constructed, placed or altered on any Lot until the Owner of the Lot shall submit in duplicate complete plans and specifications for such building, structure or improvement and a detailed site plan showing its proposed location, and ACC shall have approved such plans and specifications and detailed site plan, in writing. The approval of said plans and specifications by the ACC may be withheld not only because of the noncompliance with any of the specific easements, covenants, conditions and restrictions of this Declaration, but also by reason of the reasonable dissatisfaction of the ACC with any other aspect of such plans and specifications, including but not limited to, compliance with this Declaration, the landscaping or grading plan, the proposed location of the structure with respect to topography and finished grade elevations, the quality of workmanship and materials, the type of materials, the color scheme, finished design, proportions, architecture, style, shape, height, size, style or appropriateness of the proposed buildings, structures or improvements located or to be located upon the Property, including the height, kind and appearance of fences, walls, and excavation or fill, change in appearance, drainage or terrain, planting, utility installation and any other physical change or improvement to any Lot, the size, location and materials to be used in the construction of the walls and drives, and the sizes and species of landscaping materials, all of which are included within the definition of "improvements" as such word is used herein.

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL APPROVAL:

(See Documents for Further Information)

- Garages
- Fences/Walls
- Porches
- Pools/Spas/Fountains
- Sheds
- Screen Rooms
- Room Additions
- Roofs/Solar Panels
- Driveways
- Mailboxes
- Painting of Any Exterior Surface
- Awnings/Shutters/Statues

EXAMPLES OF ITEMS REQUIRING ARCHITECTURAL ACCEPTANCE:

- Satellite Dishes

Architectural Control Committee (ACC) Forms must be completed in full and shall include the required documentation to be considered by the Committee. **Partially completed forms or the lack of proper documentation required may result in unnecessary delays.**

Be sure to read your Documents for a complete description of the covenants, conditions and restrictions.

*****ACC REQUESTS ARE TO BE PROCESSED WITHIN 45 DAYS FROM THE DATE OF RECEIPT PER THE ASSOCIATION DOCUMENTS; HOWEVER, EVERY ATTEMPT IS MADE TO PROCESS THE APPLICATION WITHIN TWO WEEKS. *****

REFLECTIONS OF HILLSBOROUGH ASSOCIATION, INC.

ACC APPROVED COLORS

SHERWIN WILLIAMS

SCHEME #	BODY (Flat)	TRIM (Flat)	ROUGH STUCCO
1	Accessible Beige SW 7036	Pure White SW 7005	Tony Taupe SW 7038
2	Comfort Gray SW 6205	Pure White SW 7005	Retreat SW 6207
3	Ivoire SW 6127	Pure White SW 7005	Camelback SW 6122
4	Techno Gray SW 6170	Pure White SW 7005	Hardware SW 6172
5	Morning Sun SW 6672	Pure White SW 7005	Harvester SW 6373
6	Utterly Beige SW 6080	Pure White SW 7005	Cobble Brown SW 6082
7	Chatroom SW 6171	Pure White SW 7005	Garden Gate SW 6167
8	Sand Dune SW 6086	Pure White SW 7005	Down Home SW 6081
9	Relaxed Khaki SW 6149	Pure White SW 7005	Quiver Tan SW 6151
10	Dockside Blue SW 7601	Pure White SW 7005	Web Gray SW 7075
11	Gray Matters SW 7066	Pure White SW 7005	Andiron SW 6174
12	Mega Greige SW 7031	Pure White SW 7005	Brainstorm Bronze SW 7033
13	Wool Skein SW 6148	Pure White SW 7005	Universal Khaki SW 6150
14	Panda White SW 6147	Pure White SW 7005	Relaxed Khaki SW 6149

DOOR COLOR SELECTIONS----- Semi Gloss

Tricorn Black SW 6258
 Naval SW 6244
 Rock Garden SW6195
 French Roast SW 6069
 Chatroom SW 6171

Rookwood Red SW 2802
 Toile Red SW 0006
 Andiron SW 6174
 Cast Iron SW 6202

GARAGE DOORS ARE SATIN PAINT & SAME COLOR AS BODY COLOR;
 WHITE COLUMNS ARE FLAT.
 BELLEFAIRE: SHUTTERS ARE PAINTED SAME COLOR AS DOOR

Sherwin Williams
 2409 Raden Dr., Land O' Lakes, FL
 813-909-2152
March 9, 2011

Sherwin Williams
 11915 N. Dale Mabry Hwy, Tampa, FL
 813-963-6600

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**Birdies for the Brave Tampa Bay invites you to attend:
 November 19th Saturday Night Kick-Off Party at 6:00pm
 (open to the public) November 20th Golf Tournament at
 9:00am (reservations required)**

Party tickets available at www.b4btampabay.org. \$30/person includes dinner, open bar, live entertainment, and silent auction. Military tickets are \$15/person, and tickets at the door are \$40/person. Golf Reservations can be made online, or by calling Brady Boyd, TPC Manager at 813-949-0090. Join us in support of our wounded soldiers and their families. We look forward to seeing you at TPC Tampa Bay, 5300 West Lutz Lake Fern Road, Lutz, Florida.




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