



Cumberland Crier

Publication of the Cumberland Manors Homeowners Association

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Check Your Restrictive Covenants

By Trey Miller

As homeowners in Cumberland Manors we have all agreed to live in a community with restrictive covenants. A restrictive covenant, which is a type of deed restriction, regulates a group of new and existing homes or building lots. Developers use them to preserve a development or subdivision as a model community and control its use and appearance. Buyers agree to the sometimes-rigid restrictions in order to maintain the aesthetic standard set by the developer and to safeguard the value of their homes.

Restrictive covenants should not be confused with local zoning and government regulations. Some covenants and zoning regulations overlap; for instance, either can limit the height of a building. But, restrictive covenants tend to exert greater control over a homeowner's lifestyle. In addition to standard clauses, which may stipulate a home's minimum size, height, architectural style, and color schemes, covenants often ban practices that could be regarded as aesthetically objectionable--such as parking RVs, boats and non-running vehicles on the property.

Covenants may additionally regulate grass height; window treatments; holiday decorations; walls, fences and hedges; as well as pets--some limit number and type of pets allowed. Very often, owners are required to make repairs within a specified number of days of the initial notification. Depending on a community's location and other unique features, restrictions may be applied to the use of pesticides, herbicides and fertilizers and removal of dirt and trees. Owners can be prohibited from installing solar panels, building an enclosed patio or adding a swimming pool. Restrictive covenants can also prevent owners from renting the home or operating a home business, including music lessons and daycare. Condo and townhouse owners sometimes face even more rigid restrictions.

What happens when a violation occurs? It's up to the homeowner's association or individual property owners to enforce a covenant. Local authorities cannot enforce contractual agreements. Instead, it's likely that a committee would review the complaint, and notify the homeowner. If the homeowner ignores the initial notice, he or she might receive a notice from an attorney. Legal action would be a last resort.

If you have a question about our restrictive covenants, please visit our website www.CumberlandManors.org or contact Greenacres Properties, our property management company.



DON'T FORGET THE COMMUNITY GARAGE SALE

OCTOBER 16TH FROM 8:00 AM
TO 1:00 PM

PICK UP AFTERWARD AT
HEATHRIDGE AND BEAVER
BETWEEN
1:00 AND 4:00

Make sure you box or bag
your donations and they
are not broken.
Thank you!

Know Your Time Avoid A Fine

The month of September typically means our annual rainy season is drawing to a close. And if that has you thinking about running your sprinkler system more often, keep in mind that watering of established lawns and landscaping in Hillsborough County is limited to two days a week.



In unincorporated Hillsborough County, the schedule is:

- Addresses ending in 0, 1, 2 or 3 - Mondays and Thursdays.
- Addresses ending in 4, 5 or 6 – Tuesdays and Fridays.
- Addresses ending in 7, 8 or 9, locations with no address, and locations with mixed addresses (such as office complexes and shopping centers – Wednesdays and Saturdays).

The restrictions apply to all residents of unincorporated Hillsborough County - not just Water Resource Division customers - and most water sources. That includes private wells, and ponds or lakes that are used as alternate irrigation supplies. All watering must be done before 8 a.m. or after 6 p.m.

Residents may hand-water plants and shrubs, or use a drip irrigation system in landscaping beds, at any time. There are also special rules for watering new sod and plantings. There are no restrictions on fountains, car washing and pressure washing.

It's worth the few minutes it takes to follow the rules. If you live in unincorporated Hillsborough County, violating the restrictions means a fine of \$100 for the first offense, \$200 for the second and so on, leading up to \$500 for the fifth and succeeding violations. Non-payment will result in a summons to appear before a code enforcement special magistrate and the possibility of a lien being placed against the property.

For complete information on the twice-weekly schedule, rules for watering new sod and plantings, and other restrictions, visit www.hillsboroughcounty.org/water, call 275-7094 for a recorded message, or call the Water Conservation Team at 272-5977, ext. 43991, during regular business hours.

2010 Stats From Our FHP Officer

January 4th

3 Stop sign violations

February 3rd

(2 hrs) 2 Stop sign violations

February 22nd

(2 hrs) 3 Stop sign violations –

1 @ Craggy Cliff and 2 @ Appaloosa

March 24th

3 Stop sign violations

1 Speeding violation

1 Criminal (not registered motor vehicle)

April

3 Stop sign violations

May 5th

3 Speeding violations

2 Stop sign violations

1 Noise violation

June 2nd

6 Stop sign violations

1 Warning (parked by stop sign)

July 14th

3 Stop sign violations

1 Trespassing (suspicious person)

1 Noise violation

August 2nd

3 Stop sign violations

2 Speeding violations

September 1st

5 Stop sign violations



It's Reminder Time Again!

By Linda Peery

Yes, it's time to start working on your yard to winterize it. October is the month to get fertilizer and nutrients on the lawn for the winter. Trim your plants so they will be manageable through the winter months. Trim your trees and bushes back from the sidewalks out of common courtesy for those who walk through our community. Check the outside pipes for any leaks, those water bills are bad enough and all of us are trying our best to cut costs. If you have a fireplace, call someone in to check it before you light that first fire of the season. Yes, cooler weather will be here some time. Check your insulation or have TECO check your home for free! These are all the things we need to do as home owners. As they say, it never ends. If we are constantly on the lookout, the little things will not become big costly things and will help all of us to keep the value of our homes up despite the economy.

We also need to be reminded that garbage is picked up on Monday and Thursday in Cumberland Manors. Please do not set your garbage out before Sunday or Wednesday nights. Do not leave your garbage cans out front during the week. Place the cans in your garage. If you go out of town, make arrangements with your neighbor to help you out. We are a community and that is what communities do.

We have been seeing a lot of people parking on the street for days/weeks at a time. It may be a county street, but our deed restrictions say no parking on the streets. Please pull all vehicles onto the driveway. We understand that you have company and there isn't always room. That is not an everyday occurrence and not what this paragraph is referring to. This constant street parking situation makes it difficult for emergency vehicles to get through. It's also dangerous for others pulling out of driveways, because your vehicle is blocking their view. What's worse is if the children are playing and a driver does not see a child run into the street for the inevitable ball. We don't have as many "little ones" as we used to, but we do have a new crop and we'd very much like to keep them in good shape.

This may seem to be an article on berating our home owners. It's not meant to be. We do see many home owners not following the deed restrictions or becoming lax about them. It's a reminder that we are watching and trying to keep the values and traditions going in our community.

The Board is discussing having our FHP officer out more often through the end of the year! He had FIVE (5) stop sign violations in one 4-hour period.

Thanks to those that follow the rules every day. We appreciate your thoughtfulness and your willingness to keep our community values up. The economy has made it difficult for all of us to make the improvements to our homes that we really want. At least by making the effort to mow and edge your lawns, keep the bugs at minimum, trim your trees and bushes and pressure wash your drive BEFORE parking your car there, we'll keep our community looking good.



Recipe Time

This is a great one from Weight Watchers that my family uses a great deal in the winter months. I now have many at the office using it for those who want to keep their weight in line yet need something sweet.



Pumpkin Pudding

- 1 large 29 Oz. can pure Pumpkin
- 1 pkg. sugar free Vanilla pudding
- 1 tsp. cinnamon
- ½ tsp. pumpkin spice
- 2 pkg. sugar free sweetener (Splenda, Equal, Sweet'N Low, NuStevia)
- 8 oz. fat free cool whip

Mix all except the cool whip. Fold in cool whip. Set in refrigerator overnight (covered). Spoon into cups or bowls, and enjoy. This is 2 pts per cup.



Cheesy Corn Dog Muffins

by Tami Rose



Packed into a lunchbox or eaten as an after school snack, these muffins taste just like your kids' favorite corn dogs - without the awkward stick. They're quick and easy to make and can be eaten hot or cold. Yummy!

What You Need

- 1 1/2 cups flour
- 3/4 tsp. salt
- 2 1/4 tsp baking powder
- 2 TBSP sugar
- 3/4 cup yellow cornmeal
- 2 eggs
- 1 cup buttermilk
- 1/4 cup butter, melted
- 4 hot dogs, cubed into small pieces
- 1 cup shredded cheddar cheese

What You Do

Preheat oven to 400 degrees. Lightly spray 12 muffin tins or 12 silicone baking cups.

In a large bowl, mix together flour, salt, baking powder and sugar. Add cornmeal; mix well.

Bake for

15- 20 minutes or until lightly browned on the tops of the muffins.