

The Bloomingdale Homeowners Association adopted the following Neighborhood Standards effective August 2016. The standards, based on Hillsborough County Code Ordinances, give residents a baseline for property maintenance designed to protect values and quality of life. In addition, they are legally enforceable by the Hillsborough County Code Enforcement Department.¹

Neighborhood Standards

1. **Accumulations:** All exterior property areas and premises shall be maintained in a clean, safe and sanitary condition. It shall be unlawful for any owner, occupant, tenant, lessee, or other person responsible for the condition of property to permit or maintain, or for any person to cause, an accumulation of rubbish, waste, trash, or debris, yard waste, exposed salvageable material, or other manmade materials.²
2. **Nuisance Conditions:** All exterior property areas and premises shall be free from any nuisance condition to include a visual nuisance, breeding spot for vermin, breeding spot for mosquitos, fire hazard, traffic hazard, or nuisance defined by law or other unsanitary condition.²
3. **Overgrown Conditions:** Grass and weeds higher than 10 inches in height within 200 feet of any property or street right-of-way is not allowed.²
4. **Fences:** Fences shall be maintained in sound structural condition, and free from defect, which may cause injury. Fences may not exceed four feet in the required front yard, or six feet in the side and rear yard. It must be constructed of materials consistent with the neighborhood and of commonly used materials (no scrap metal or other offensive material).³
5. **Signs:** No sign shall be erected on the public right-of-way and publicly dedicated easements except signs installed by governmental units having jurisdiction as may be required by law or to protect the public health, safety and welfare, bench signs, and signs authorized to be placed on transit shelters. Any other sign located upon, within or otherwise encroaching upon the public rights-of-way of Hillsborough County shall be subject to immediate removal by the County at the expense of the owner, agent, lessee or other person determined to have beneficial use of the sign. Signs specifically prohibited include: 1) snipe signs and 2) signs attached to trees, utility poles or fences.³
6. **Exterior of structures:** All residential structures must be maintained in a good working condition at all times; precluding any unsanitary conditions or anything offensive to the senses or dangerous to health of humans and pets. Painting or other protective covering shall protect all exterior services. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.²
7. **Roofs:** The roofs and all parts thereof of every building, structure, or accessory structure shall be maintained in a safe manner, free from defect, and shall have no defects, which might admit rain or allow dampness in the walls or interior portion of the building, structure, or accessory structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. All chimneys shall be maintained structurally safe and sound, and in good repair.²

- 8. Swimming Pools, spas or hot tubs:** Swimming pools, hot tubs and spas shall be maintained and operated in a clean, safe and sanitary manner at all times; and secured from unauthorized entry. A barrier must be placed and maintained around the perimeter of the pool, spa or hot tub.²
- 9. Properties in Foreclosure, Vacant or Abandoned:** Property owners or their agents must register properties abandoned, vacant or in foreclosure with the Hillsborough County Code Enforcement Department. Properties must be secured and maintained in accordance with relevant sanitary codes, building codes, and local regulations concerning external and/or visible maintenance. Public nuisances are prohibited.²
- 10. Home-Based Businesses:** The use of the dwelling unit for home-based business shall be clearly incidental and secondary to its use for residential purposes. No traffic shall be generated by such home-based business in excessively greater volume than would normally be expected from the principal use. No truck deliveries are permitted, except for parcels delivered by public or private services that customarily make residential deliveries.³
- 11. Animals:** Animals customarily kept for personal use or enjoyment that are not exhibited to the public nor raised for commercial purposes are permitted in residential neighborhoods. Household animals include domestic dogs, domestic cats, white mice, domestic rabbits, birds, fish, and other similar pets. However, in no case shall household animals include farm animals, exotic animals, and animals used for breeding.³
- 12. Garage, Yard, Etc. Sales:** Garage, yard, tag, patio and apartment sales are permitted. They are limited to one during each six-month period, for a duration not to exceed three days.³
- 13. Property Address Requirements:** All Residences are required to have an address number clearly visible and legible from the public or private right of way posted on the front facade of property, or on a separate structure such as a mailbox, post or other visible structure. The numerals shall be of a color contrasting with the immediate background of the building or structure on which such numerals are affixed.²
- 14. Residential Trash Collection Service:** Containers shall be set out prior to 6:00 a.m. on the day of collection, but in no case shall such containers be placed on the public-maintained roadway prior to 6:00 p.m. the day preceding the day of collection. The normal hours of collection are after the hour of 6:00 a.m. and prior to 6:00 p.m. on days designated by the franchise collector. On non-collection days, containers shall be placed out-of-sight on the property of the residential customer.²
- 15. Vehicles:**

 - a. *Parking of Domestic and Commercial Vehicles, Private Pleasure Crafts, Recreational Vehicles, Utility Trailers and Hobby Vehicles on Residential Property:***³

 - i. Vehicle shall be kept in a clean and neat appearance and in usable condition at all times. All must have current registration plates.

- ii. Only one utility trailer and one recreational vehicle, hobby vehicle or private pleasure craft, which are not in an enclosed structure such as a garage, shall be allowed.
 - iii. No vehicle or pleasure craft shall be lived in, have housekeeping maintained, or have hook-up to utilities while parked or stored on any lot.
 - iv. If greater than 20 feet in length and cannot be parked in an enclosed structure:
 - 1. The vehicle may be parked or stored in the side or back yard as long as it is not nearer than five feet to any side or rear lot line.
 - 2. If space is not available in the side yard, or there is not reasonable access to either the side or rear yard. It may be parked or stored on the front driveway, provided it is 20 feet from the front property line and five feet from side property line.
 - a. Except all recreational vehicles, hobby vehicles, utility trailers and private pleasure craft great than ten feet in height shall be setback seven and one-half feet from the side and front property lines.
 - v. No recreational vehicles, hobby vehicles, utility trailers or private pleasure crafts shall be parked or stored in the public rights-of-way.
 - vi. Additional restrictions apply as outlined in Hillsborough County Land Development Codes.
- b. *Repairs and Maintenance:*** Minor repairs are permitted. All repairs and maintenance shall be limited to vehicles and craft registered to or owned by the resident of the property on which the services are performed. Body work and/or the painting of vehicles are prohibited. Repair and/or maintenance of other vehicles shall be prohibited. Vehicle parts cannot be stored outside. This includes, but not limited to, parts belonging to an automobile, truck, boat, or aircraft parts.³
- c. *Commercial Vehicles:*** The parking of commercial vehicles/trailers, capacity of more than one ton and made by the manufacturer or altered to be used for commercial use, is prohibited. This requirement shall not be interpreted to prohibit vehicles from loading and unloading.³
- d. *Inoperable vehicles:*** Inoperable vehicles are prohibited. Inoperable vehicle means a vehicle or trailer, excluding a hobby vehicle, which is incapable of being lawfully operated on the streets of the State, or is in a state of disrepair. A vehicle is deemed inoperable if missing one or more parts required for operation, is without a valid license plate, abandoned, wrecked, scrapped, junked, or partially dismantled.²
- 16. Zoning:** All property owners must abide by Hillsborough County Zoning and permitting ordinances. Bloomingdale is zoned as a residential single-family zone. Building permits are required for the construction of any permanent structure. A zoning variance may also be required.³

To Register Complaint or Search Active Cases, Link:

<http://www.hillsboroughcounty.org/index.aspx?NID=260>

References:

1. Code Enforcement Procedures, Link:

https://www.municode.com/library/fl/hillsborough_county/codes/code_of_ordinances,_part_a?nodeId=HICOCOORLA_CH24COEN

2. Ordinance 09-63 Property Maintenance Code, Link:

https://www.municode.com/library/fl/hillsborough_county/codes/code_of_ordinances,_part_a?nodeId=HICOCOORLA_CH8BUBURE_ARTIVPRMACO&searchText=

3. Hillsborough County Land Development Code, Links:

https://www.municode.com/library/fl/hillsborough_county/codes/land_development_code?nodeId=HILLSBOROUGH_COLADECO