

A SPECIAL WELCOME TO ALL NEWCOMERS TO OUR COMMUNITY IN THE 'FOREST' AND A REMINDER TO ALL OF US LONG-TIME RESIDENTS

When you chose to live in Blairstone Forest, you were no doubt attracted by its unique forested environment, so rare in a neighborhood that's close to downtown. Preserving its charm and the value of your decision to live here makes it important for all of us to work together. Here are the neighborhood covenants or regulations (in plain language from A to Z) which govern all of us who live in Blairstone Forest:

APPEARANCE is of great importance in the Covenants. All properties must be maintained "in a good state of repair (and) in an aesthetically pleasing manner." Property values and neighborhood quality depend on each of us.

BOATS AND TRAILERS can be parked only behind your house and only if they are not visible from the street.

CHANGING THE EXTERIOR of your property requires advanced approval. Whether you repaint, re-roof or add a deck, you need to first get a written OK from Blairstone Forest Community Association's Architectural Control Committee. If in doubt, ask.

COMMON GROUNDS are not for private use of any individual resident in the Forest, but are reserved for the enjoyment of all homeowners; that includes not only the picnic areas, boardwalks and gazebo, but also the paths around the ponds.

DOG WALKERS must pick up pet waste in the Forest, whether from a neighbor's yard or from common land.

FIREARMS may not be carried or displayed outside your home and may not be discharged anywhere in the Forest.

GARAGE DOORS must remain closed at all times, except to get in and out, of course.

NUISANCES are, well, annoying. Like beauty, they are often in the eye of the beholder. Please remember that the Association aggressively works to make this a tranquil and pleasant place to live.

PARKING can become a problem unless everybody cooperates. Parking on the streets, or hanging halfway out into the street, creates a liability for all of us owners! No parking willy-nilly on your lot, either. Overflow parking is available at the end of Silverwood. For certain functions, some homeowners have graciously offered their driveways for extra parking.

RULES FOR GUESTS apply exactly like the rules for residents. This applies also to the speed limit inside the Forest! Please inform your guests.

TRASH CANS must stay behind your house, or behind an enclosure at the side of your house, at all times, except for trash day.

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TREE REMOVAL is a very serious business here in the Forest. You can't cut anything over 6 inches in diameter without written permission. Fines for unauthorized tree cutting are expensive.

SINGLE FAMILY use is another restriction in our neighborhood. Short-term renters and multiple unrelated renters are not permitted. The owner is responsible for fines incurred by renters' actions.

SIGNS are not permitted. Neither are advertising or solicitation. The exception is the customary For Sale sign.

TEMPORARY STRUCTURES, like storage sheds, trailers, mobile homes, etc. are not permitted in the Forest.

TV ANTENNAS must be placed inside the home.

VARIANCES from these covenants can be occasionally granted, depending on the circumstances, after the homeowner applies to the Architectural Control Committee.

ZONING regulations of the City of Tallahassee apply to our neighborhood also, though it's hard to remember sometimes that we do live in the City.

WHAT TO DO IF YOUR NEIGHBOR IS IN VIOLATION OF THE RULES?

First, talk to your neighbor. We have a highly educated, civilized group of residents who generally will be glad you are pointing out an issue they may not be aware of. If this strategy does not work, call the Blairstone Forest Community Association for action. The Association is empowered to enforce its rules and fines in court.

WHAT TO DO IF YOU DISCOVER THAT YOU ARE IN VIOLATION?

Oops! Call the Association and 'fess up. We will work with you to remedy the problem. You'll save us (and you) the hassle and expense of enforcement, if we know that you are aware and are working on it.

IMPORTANT NUMBERS: Llon Geiger, Chair, Architectural Control, 878-1685