

The Bloomingdale Gazette
Section II
January 1989



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PLEASE WELCOME
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and except for signs used by a builder to advertise the property during the construction and sales period. No pool company signs shall be permitted to be displayed on any lot.

10. No lot shall be used as a dumping ground for rubbish. All garbage or trash containers, oil tanks, bottle gas tanks, soft water tanks and similar structures or installations shall be placed under the surface of the ground or in fenced areas or screened with shrubbery so as not to be visible from the street or objectionable to adjacent residence.

11. No chain link fence or part thereof may be placed any closer to the street than a dwelling could be placed on the same lot, except as may be required by FHA/VA or other governmental regulation. No fence situated on a corner lot shall be erected closer than 15 feet to any street right-of-way.

12. Gravel type roofs may not be used except on flat roof surfaces.

13. All driveways shall be cement.

14. Simultaneously with the construction of a dwelling on any Lot, a four foot (4') wide cement sidewalk shall be installed at the expense of the lot owner according to the specifications of Hillsborough County, Florida, the line and grade of said sidewalk to be in accordance with site plan approved by Developer.

15. Each lot, whether occupied or unoccupied, shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard.

16. Easements for drainage and/or for installation and maintenance of utilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may impede the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utilities company is responsible.

17. In connection with the development of any lot for residential purposes, or the construction of improvements thereon, reasonable care shall be used to preserve and retain as many trees as is reasonably possible. No excavation or fill or cutting of trees shall be performed in violation of law.

18. No motor vehicle, boat, boat trailer, camper, mobile home, travel trailer, car, or other vehicle, trailer or conveyance shall be parked, kept or stored on any lot except in such a location as to not be visible from the street.

19. No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within (as distinguished from outside of) dwellings, shall be parked, permitted, stored or located upon any lot in such manner or location as to be visible to any other lot or from the street. No building or improvement which has been partially or totally destroyed by fire or other casualty shall be allowed to remain in such state for more than six (6) months from the time of such destruction. If reconstruction or repair of any such building or improvement is not so commenced within six (6) months, the owner thereof shall raze or remove the same promptly from such owner's lot. All lots, whether occupied or unoccupied, and any buildings, structures or improvements thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon. Every building, structure or other improvement, the construction of which is begun on any lot, shall be diligently and

continuously prosecuted after the beginning of such construction or placement until the same shall be fully completed, except to the extent prevented by strikes, lockouts, boycotts, the elements, war, inability to obtain materials, acts of God, or similar causes, within twelve (12) months from the date of commencement of construction thereof.

20. Nothing contained in these Restrictions shall be interpreted or construed to prevent Developer, its successors or assigns or its or their contractors, or sub-contractors, from doing or performing on all or any part of the properties owned or controlled by Developer, or its successors or assigns, whatever they determine to be reasonably necessary or advisable in connection with the completion of the development, including without limitation:

(a) erecting, constructing, and maintaining thereon, such structures as may be reasonably necessary for the conduct of Developer's business of completing the development and establishing the properties as a residential community and disposing of the properties in lots by sale, lease, or otherwise; or

(b) conducting thereon its or their business of completing the development and establishing the properties as a residential community and disposing of the properties in lots by sale, lease or otherwise; or

(c) maintaining such sign or signs thereon as may be reasonably necessary in connection with the sale, lease, or other transfer of the properties in lots.

21. Developer, or its successors or assigns, MAY place, build, erect, and/or install wall(s) and/or fence(s) along Nature's Way Boulevard. No lot owner, or other person, without the express written consent of Developer, or its successors or assigns, shall paint, deface, alter the appearance, change or renovate, such wall(s) or fence(s) in any manner whatsoever, nor shall any attachments be made thereto of any nature. It is intended that once Developer originally constructs said wall(s), and/or fence(s) no lot owner, or other person, shall change the architectural or visual appearance, or affect the structural integrity, of such wall(s) or fence(s), without the express written consent of Developer, or its successors or assigns.

22. The Developer, in order to preserve and maintain the aesthetic qualities of its overall development, which includes other property in close proximity to the land described in EXHIBIT A, requires architectural control and written approval with respect to an Owner's building program or building modifications. The Owner, therefore, shall provide the Developer, in duplicate, with preliminary artist renderings of the elevations of the buildings or additions to be constructed along with the site plans showing locations of all buildings prior to any construction. It is understood that site plans shall be consistent with the approved zoning then existent for the property. The Developer shall have a period of two (2) weeks from receipt of said documents in which to approve the renderings and site plan. Said approval shall not be unreasonably withheld and should Developer disapprove, it shall within the time provided, give the owners written notice of its reasons for disapproval. Such disapproval shall not, at any time, limit the owners' right to resubmit renderings and site plans until same are approved by Developer in the reasonable manner required hereunder. Should Developer fail to respond to a submittal of a rendering and/or site plan within the time required, then Developer shall be conclusively presumed to have approved same. Upon approval of said renderings and/or site plans, the owners may proceed with the construction of improvements as long as the final plans for same are in substantial accordance with those which have been previously submitted to the Developer.

23. The area(s) shown as "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", (if any) on the recorded plat of the property subject to these Restrictions shall be left to remain and survive intact, in its present, natural condition and state. The disturbance in any manner of the existing, natural condition, character and state of the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", or the vegetation thereon, or the ecology, topography or bionomics thereof, is absolutely prohibited. It is the intention of the undersigned that the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", shall not be changed, disturbed, used, affected or molested in any manner whatsoever, except as permitted or required by law.

24. Special Restrictions affecting Golf Course Lots:

(a) Golf Course Easement: For the benefit of the Golf Course, and appurtenant to and running with said land, there is hereby created exclusive rights and easements as hereinafter described and defined in Paragraphs 2 through 6 of this Article, over, upon, through and across, that portion of each Lot adjacent to the Golf Course more specifically described in Exhibit "D" attached hereto and made part hereof by this reference hereinafter referred to as Golf Course Easement Area. All such easements and rights are collectively referred to as the "Golf Course easement".

(b) Walls, Fences, Etc., Bordering Golf Courses: To promote an "open space" atmosphere for the benefit of the Golf Course, no solid line of fence, wall or shrubbery will be permitted on the Golf Course Easement Area.

(c) Right Of Access To Lots And Golf Course Easement Area: Until such time as a residence is constructed on a Lot, the Developer reserves the right and easement to permit and authorize registered golf course players and their caddys to enter upon all or any part of any Lot to recover or play a ball (subject to the official rules of the Bloomingdale Golf Club) without such entering and playing being deemed a trespass. After a residence is constructed, such easement shall be limited to the Golf Course Easement Area, and for the limited purpose of retrieving and recovering a golf ball, or other object accidentally coming upon such Golf Course Easement Area. Players or their caddys shall not be entitled to enter upon any such Lot, or the Golf Course Easement Area with a golf cart other vehicle, nor spend unreasonable time on such Lot or Golf Course Easement Area, or in any way commit a nuisance, or damage, or destroy any property, plantings or foliage, while thereon. After construction of a residence on a Lot subject to the Golf Course Easement, "out of bounds" markers shall be placed on said Lot by Developer.

(d) Distractions Prohibited: Owners of the Lots subject to the Golf Course Easement shall be obligated to refrain from any actions which would distract from the playing qualities of the Golf Course, or the development of an attractive overall landscaping plan for the entire golf course area, including the Property and the Golf Course. Such prohibited actions shall include, but are not limited to, such activities as any otherwise permitted burning on a Lot when the smoke would cross the fairway, the maintenance of dogs or other pets on a Lot under conditions interfering with play due to their loud barking, running on fairways, picking up balls, or other like interference with play.

(e) Right To Maintain Lots: Developer reserves the right and easement, upon, over, through and across the Golf Course Easement Area at any reasonable hour for the purpose of maintaining or landscaping the Golf Course Easement Area, but Developer shall have no affirmative obligation to do so. Such maintenance and landscaping

may include regular removal of underbrush, trees, trash or debris; the planting of grass, trees and shrubbery, watering, application of fertilizer and mowing. The foregoing right and easement shall apply to the entire Lot until a residence is constructed on the Lot.

(f) Easement Of Light, Air And View: Developer, does hereby reserve the right and/or easement of light, air and view over and across the Golf Course Easement Area.

25. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

26. If any person shall violate or attempt to violate any of the restrictions herein, it shall be lawful for any other person or persons owning any real property which is subject to this Declaration of Restriction to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions to prevent him or them from so doing and/or to recover damages for such violations, including all court costs and reasonable attorney's fees.

27. Invalidation of any one of these covenants, or any part thereof, by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

28. A Master Homeowners' Association may be established by Developer encompassing the Bloomingdale Development, in whole or in part. Every owner of a lot in Section N, Bloomingdale, shall be a member thereof and shall be subject to all assessments and other terms and provisions contained in such Associations' Declaration of Covenants, Articles of Incorporation and By-Laws. Association documents shall have the prior approval of the Federal Housing Administration and/or Veterans Administration before being effective as to owners.

Section O

1. No lot or parcel shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot, other than one detached single family dwelling not to exceed two (2) stories in height with a minimum two-car garage. No utility buildings or sheds shall be allowed.

2. No structure of a temporary character, trailer, tent, shack, or other outbuilding shall be used on any lot at any time as a residence, temporarily or permanently. No structure may be erected on any lot for other than residential purposes, except a private two-car garage, or a builder's temporary structure which Developer has approved in writing.

3. The living area of the main structure, exclusive of garages, shall be not less than 1,200 square feet for 50# of the one-story dwellings constructed on the property described on Exhibit "A", and not less than 1400 square feet for the balance of the one-story dwellings constructed on the property described on Exhibit "A". In determining whether this restriction has been violated, it shall be presumed that one hundred twenty-eight (128) dwellings will ultimately be constructed on the property described on Exhibit "A".

4. The living area of the main structure, exclusive of garages, shall not be less than 1,600 square feet for a two-story dwelling

5. No dwelling shall be constructed on a

Continued next page

plot having an area of less than 7,000 square feet. Front, rear and side set requirements, as established by County ordinance in effect at the time of construction, shall be complied with, provided, however, that in no event shall any building be erected closer than 20 feet to the front lot line, or closer than 15 feet to the rear lot line, or closer than 5 feet to any interior side lot line. No building situated on a corner lot shall be erected closer than 15 feet to any street right-of-way.

6. No garage or structure shall be erected on any lot prior to the construction of a dwelling. If a garage is built, either simultaneously with or subsequent to the construction of the dwelling, the garage shall be of the same kind of material as the construction of the dwelling.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. No structure shall be moved onto any lot or parcel in the area covered by these restrictions, except temporary built by a builder in connection with construction work which Developer has approved in writing.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. However, no more than four (4) household pets shall be permitted.

10. No sign of any kind shall be displayed to the public view on any lot except for one (1) professionally lettered sign not more than two (2) feet square in size advertising the property for sale or rent, except for signs used by a builder to advertise the property during the construction and sales period, which the Developer has approved in writing. No pool company signs shall be permitted to be displayed on any lot.

11. No lot shall be used as a dumping ground for rubbish. All garbage or trash containers, oil tanks, bottle gas tanks, soft water tanks and similar structures or installations shall be placed under the surface of the ground or in fenced areas or screened with shrubbery so as not to be visible from the street or objectionable to adjacent residence.

12. No chain link fence or part thereof may be placed any closer to the street than a dwelling could be placed on the same lot, except as may be required by FHA/VA or other governmental regulation. No fence situated on a corner lot shall be erected closer than 15 feet to any street right-of-way.

13. Gravel type roofs may not be used except on flat roof surfaces.

14. Simultaneously with the construction of a dwelling on any lot, a four foot (4') wide cement sidewalk shall be installed at the expense of the lot owner according to the specifications of Hillsborough County, Florida, the line and grade of said side in accordance with site plan approved by Developer.

15. Each lot, whether occupied or unoccupied, shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard.

16. No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

17. Easements for drainage and/or for installation and maintenance of utilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which

may damage or interfere with the installation and maintenance of utilities or which may impede the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utilities company is responsible.

18. All utility services provided to buildings constructed on the lots must be underground, including but not limited to telephone, electric, gas service and cable television.

19. In connection with the development of any lot for resale purposes, or the construction of improvements thereon, reasonable care shall be used to preserve and retain as many trees as is reasonably possible. No excavation or fill or cutting of trees shall be performed in violation of law.

20. No boat, boat trailer, camper, mobile home, travel trailer, or truck in excess of two (2) tons shall be parked, kept or stored on any lot except in such a location as to not be visible from the street.

21. No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, no furniture or appliances for normal use or operation within (as distinguished from outside of) dwellings, shall be parked, permitted, stored or located upon any lot in such a manner or location as to be visible to any other lot or from the street. No building or improvement which has been partially or totally destroyed by fire or other casualty shall be allowed to remain in such state for more than six (6) months from the time of such destruction. If reconstruction or repair of any such building or improvement is not so commenced within six (6) months, the owner thereof shall raze or remove the same promptly from such owner's lot. All lots, whether occupied or unoccupied, and any buildings, structure or improvements thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon. Every building, structure or other improvement, the construction of which is begun on any lot, shall be diligently and continuously prosecuted after the beginning of such construction or placement until the same shall be fully completed, except to the extent prevented by strikes, lockouts, boycotts, the elements, war, inability to obtain materials, acts of God, or similar causes, within twelve (12) months from the date of commencement of construction thereof.

22. Nothing contained in these Restrictions shall be interpreted or construed to prevent Developer, its successors or assigns or its or their contractors, or sub-contractors, from doing or performing on all or any part of the properties owned or controlled by Developer, or its successors or assigns, whatever they determine to be reasonably necessary or advisable in connection with the completion of the development, including without limitation:

(a) erecting, constructing and maintaining thereon, such structures as may be reasonably necessary for the conduct of Developer's business of completing the development and establishing the properties as a residential community and disposing of the same in lots by sale, lease, or otherwise; or

(b) conducting thereon its or their business of completing the development and establishing the properties as a residential community and disposing of the properties in lots by sale, lease or otherwise; or

(c) maintaining such sign or signs thereon as may be reasonably necessary in connection with the sale, lease, or other transfer of properties in lots.

23. No lot owner, or other person,

without the express written consent of Developer and Five Star Homes, Inc., or their successors or assigns, shall paint, deface, alter the appearance, change or renovate, such wall(s) or fence(s) in any manner whatsoever, nor shall any attachments be made thereto of any nature. It is intended that once Developer originally constructs said wall(s), and/or fence(s) no lot owner, or other person, shall change the architectural or visual appearance, or affect the structural integrity, of such wall(s) or fence(s), constructed by Five Star Homes, Inc. without the express written consent of Developer and Five Star Homes, Inc., or their successor or assigns.

24. The Developer, in order to preserve and maintain the aesthetic qualities of its overall development, which includes other property in close proximity to the land described in EXHIBIT A requires architectural control and written approval with respect to an Owner's building program or building modifications. The Owner, therefore, shall provide the Developer, in duplicate, with construction plans and elevations of the buildings or additions to be constructed along with the site plans showing locations of all buildings prior to any construction. It is understood that site plans shall be consistent with the approved zoning then existent for the Property. The Developer shall have a period of fourteen (14) days from receipt of said plans in which to approve the construction and site plans. Said approval shall not be unreasonably withheld and should Developer disapprove, it shall within the time provided, give the owners written notice of its reasons for disapproval of the buildings or additions to be constructed along with the site plans showing locations of all buildings prior to any construction. It is understood that site plans shall be consistent with the approved zoning then existent for the Property. The Developer shall have a period of fourteen (14) days from receipt of said plans in which to approve the construction and site plans. Said approval shall not be unreasonably withheld and should Developer disapprove, it shall within the time provided, give the owners written notice of its reasons for disapproval. Such disapproval shall not, at any time, limit the owners' right to resubmit said plans until same are approved by Developer in the manner required hereunder. Should Developer fail to respond to a submittal of a construction or site plan within the time required, then Developer shall be conclusively presumed to have approved same. Upon approval of said renderings and plans, the owners may proceed with the construction of improvements as long as the final plans for same are in substantial accordance with those which have been previously submitted to the Developer.

25. The area(s) shown as "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", (if any) on the recorded plat of the property subject to these Restrictions shall be left to remain and survive intact, in its present, natural condition and state. The disturbance in any manner of the existing, natural condition, character and state of the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", or the vegetation thereon, or the ecology, topography or bionomics thereof, is absolutely prohibited. It is the intention of the undersigned that the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements" shall not be changed, disturbed, used, affected or molested in any manner whatsoever, except as permitted or required by law.

26. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change

said covenants in whole or in part.

27. If any person shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the developer and any other person or persons owning any real property which is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

27. If any person shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the Developer and any other person or persons owning any real property which is subject to this Declaration of Restrictions to prosecute any proceedings at law or in equity against the person or persons attempting to violate any such restrictions to prevent him or them from so doing and to recover damages for such violations, including all court costs and reasonable attorney's fees. The failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

28. If a Master Homeowner's Association is established by Developer encompassing the Bloomingdale Development, whether in whole or in part, every owner of a lot in the property described in Exhibit A, shall be a member thereof they shall be subject to all assessments and other terms and provisions contained in such Associations' Declaration of Covenants, Articles of Incorporation and By-Laws. Association documents shall have the prior approval of the Federal Housing Administration and/or Veterans Administration before being effective as to owners.

29. In addition to any other manner herein provided for the amendment of these restrictions, the covenants, restrictions, easements, charges and liens of this Agreement may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution and recordation of any instrument executed by the Developer, and the Owner(s) of the Property.

30. Invalidation of any one of these covenants, or any part thereof, by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Section R

1. Use Restrictions: No lot contained within The Property, (hereinafter "lot" or "lots") shall be used except residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two (2) stories in height. No utility buildings or sheds shall be allowed. Per amendment: No satellite dishes or TV antennas shall be erected.

2. Temporary Structure: No structure of a temporary character, trailer, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, temporary or permanently. No structure may be erected on any lot for other than residential purposes except a builder's temporary structure which Developer has approved in writing prior to its being placed on The Property.

3. Living Area: The living area of the main structure exclusive of garages, shall not be less than 900 square feet for a one-story dwelling, and less than 1,100 square feet for a two-story dwelling.

4. Lot Area: No dwelling shall be constructed except on a lot having an area of not less than 4,500 square feet. Front, rear and side setback requirements, as established by County ordinance in effect at the time of construction, shall be

Continued next page

complied with, provided, however, that in no event shall any building be erected closer than 20 feet to the front lot line or closer than 15 to the rear lot line. No building shall be erected closer than 10 feet to a building (or proposed building) located or to be located on any adjoining lot, but except for the foregoing, there is no setback requirement from side lot lines.

5. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. However, no more than four (4) household pets shall be permitted.

7. Signage: No sign of any kind shall be displayed to the public view on any lot except for one (1) professionally lettered sign not more than two (2) feet square in size advertising The Property for sale or rent, and except for signs used by a builder to advertise The Property during the construction and sales period. No pool company signs shall be permitted to be displayed on any lot.

8. Waste Disposal: No lot shall be used as a dumping ground for rubbish. All garbage or trash containers, oil tanks, bottle gas tanks, soft water tanks and similar structures or installations shall be placed under the surface of the ground or in fenced areas or screened with shrubbery so as not to be visible from the street or objectionable to adjacent residence.

9. Per amendment: Fences: No chain link fences shall be allowed. Six (6) foot high cedar-wood fences are specifically allowed. No such fence or part thereof may be placed any closer to the street than a dwelling could be placed on the same lot except as may be required by FHA/VA or other governmental regulation. No such fence situated on a corner lot shall be erected closer than 15 feet to any street right of way.

10. Roofs: Gravel type roofs may not be used except on flat roof surfaces.

11. Driveways: All driveways shall be cement.

12. Sidewalks: Simultaneously with the construction of a dwelling on any Lot, a four foot (4') wide cement sidewalk shall be installed at the expense of the lot owner according to the specifications of Hillsborough County, Florida, the line and grade of said sidewalk to be in accordance with site plan approved by Developer.

13. Maintenance: Each lot, whether occupied or unoccupied, shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard.

14. Easements: Easements for drainage and/or for installation and maintenance of utilities are reserved as shown on recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may impede the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utilities company is responsible.

15. Trees: In connection with the development of any lot for residential purposes, or the construction of improvements thereon, reasonable care shall be used to preserve and retain as many trees as is reasonably possible. No excavation or fill or cutting of trees shall be performed in violation of law.

16. Vehicles: No motor vehicle, boat, boat trailer, camper, mobile home, travel trailer, car or other vehicle, trailer or conveyance shall be parked, kept or stored on any lot except in such a location as to not be visible from the street. No stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within (as distinguished from outside of) dwellings, shall be parked, permitted, stored or located upon any lot in such manner or location as to be visible to any other lot or from the street.

17. Casualty: No building or improvement which has been partially or totally destroyed by fire or other casualty shall be allowed to remain in such state for more than six (6) months from the time of such destruction. If reconstruction or repair of any such building or improvement is not so commenced within six (6) months, the Owner thereof shall raze or remove the same promptly.

18. Construction: Every building, structure or other improvement, the construction of which has begun on The Property, shall be diligently and continuously prosecuted after the beginning of such construction or placement until the same shall be fully completed, except to the extent prevented by strikes, lockouts, boycotts, the elements, war, inability to obtain materials, acts of God, or similar causes, within twelve (12) months from the date of commencement of construction thereof.

19. Wall: The Owner shall place, build, erect, and/or install a six (6) foot high masonry wall along The Property line adjacent to Erindale Boulevard and Culbreath Road. No person, without the express written consent of Developer, or its successors or assigns, shall paint, deface, alter the appearance, change or renovate, such wall in any manner whatsoever, nor shall any attachments be made thereto of any nature. It is intended that once the Owner constructs said wall, no person shall change the architectural or visual appearance, or affect the structural integrity, of such wall without the express written consent of Developer, or its successors or assigns.

20. Conservation Area: The area (s) shown as "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", (if any) on the recorded plat of The Property shall be left to remain and survive intact, in its present, natural condition and state. The disturbance in any manner of the existing, natural condition, character and state of the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", or the vegetation thereon, or the ecology, topography or bionomics thereof, is absolutely prohibited. It is the intention of the Developer that the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", shall not be changed, disturbed, used, affected or molested in any manner whatsoever, except as permitted or required by law.

21. Lake Restrictions:

(a) Dumping Prohibited: Pumping of water shall not be permitted from the lake for any reason such as irrigation or the like.

(b) No Boats: No motorized vessels, canoes, prams, sailboats shall be permitted on the lake.

(c) Docks: No docks, ramps or floating platforms shall be allowed on the lake protruding more than six (6) feet from the bank.

(d) Lake Boundary: The existing boundary of the lake shall not be modified in any fashion by filling or excavating the bank. No canals or excavation shall take place on The Property which diverts water from the lake.

22. Association: A Master Homeowner's Association may be established

encompassing the Bloomingdale Development, in whole or in part, every owner of The Property or portion thereof shall be a member thereof and shall be subject to all assessments and other terms and provisions contained in such Associations' Declaration of Covenants, Articles of Incorporation and By-Laws. Association documents shall have the prior approval of the Federal Housing Administration and/or Veterans Administration before being effective as to owners.

23. Duration: These restrictions are to run with the land shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these restrictions are recorded, after which time said restriction shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said restrictions in whole or in part.

24. Remedies for violations: In the event of a violation or breach of any of the restrictions by any person or entity, Developer or its successors or assigns shall have the right to proceed at law or in equity to compel compliance with the terms hereof.

In addition to the foregoing remedies, the Developer shall have the following rights:

25. Enforcement: If any person, firm or corporation or their heirs, successors or assigns shall violate or attempt to violate any of the easements, covenants or restrictions of these Restrictions, it shall be the right of the Developer, its heirs, successors or assigns, or any person or persons owning any portion of the property, to prosecute any proceeding at law or in equity against the person or entity violation or attempting to violate these restrictions whether such proceeding is to prevent such persons from so doing, or to recover damages, and if such person is found in the proceedings to be in violation of or attempting to violate these Restrictions, he shall bear all expenses of the litigation, including court costs and reasonable attorney's fees (including those incurred in post judgement or appellate proceedings) incurred by the party enforcing these Restrictions. Developer shall not be obligated to enforce these Restrictions and shall not in any way or manner be held liable or responsible for any violation of these Restrictions by any person other than itself. Failure by Developer or any other person or entity to enforce any provisions of these Restrictions upon breach thereof, however long continued, shall in no event be deemed waiver or the right to do so thereafter with respect to such person, or as to similar breach occurring prior or subsequent thereto.

26. Amendment: In addition to any other manner herein provided for the amendment of these Restrictions, the covenants, Restrictions, easements, charges and liens of this agreement may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution and recordation of any instrument executed by the Developer, and the Owner(s) of The Property.

27. Right of Assignment: Developer may assign any and all rights, powers, obligations and privileges under this instrument to any other corporations, associations, or persons. Such assignment must make specific reference to these Deed Restrictions and shall not become effective until recorded in the Public Records of Hillsborough County, Florida.

28. Effective Date: These Deed Restrictions shall become effective upon its recordation in the Public Records of the county where the Property is located.

Section W

1. No lot or parcel shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot, other than one detached single family dwelling not to exceed two (2) stories in height with a minimum two-car garage. No utility buildings or sheds shall be allowed.

2. No structure of a temporary character, trailer, tent, shack, or other outbuilding shall be used on any lot at any time as a residence, temporarily or permanently. No structure may be erected on any lot for other than residential purposes, except a private two-car garage, or a builder's temporary structure which Developer has approved in writing.

3. The living area of the main structure, exclusive of garages, shall be not less than 1,200 square feet for 50% of the one-story dwellings constructed on the property described on Exhibit "A", and not less than 1400 square feet for the balance of the one-story dwellings constructed on the property described on Exhibit "A". In determining whether this restriction has been violated, it shall be presumed that two hundred twenty-six (226) dwellings will ultimately be constructed on the property described on Exhibit "A".

4. The living area of the main structure, exclusive of garages, shall not be less than 1,600 square feet for a two-story dwelling.

5. No dwelling shall be constructed on a plot having an area of less than 7,000 square feet. Front, rear and side setback requirements, as established by County ordinance in effect at the time of construction, shall be complied with, provided, however, that in no event shall any building be erected closer than 20 feet to the front lot line, or closer than 15 feet to the rear lot line, or closer than 5 feet to any interior side lot line. No building situated on a corner lot shall be erected closer than 15 feet to any street right-of-way.

6. No garage or structure shall be erected on any lot prior to the construction of a dwelling. If a garage is built, either simultaneously with or subsequent to the construction of the dwelling, the garage shall be of the same kind of material as the construction of the dwelling.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. No structure shall be moved onto any lot or parcel in the area covered by these restrictions, except temporary buildings used by a builder in connection with construction work which developer has approved in writing.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. However, no more than four (4) household pets shall be permitted.

10. No sign of any kind shall be displayed to the public view on any lot except for one (1) professionally lettered sign not more than two (2) feet square in size advertising the property for sale or rent, except for signs used by a builder to advertise the property during the construction and sales period, which the Developer has approved in writing. No pool company signs shall be permitted to be displayed on any lot.

11. No lot shall be used as a dumping ground for rubbish. All garbage or trash containers, oil tanks, bottle gas tanks, soft water tanks and similar structures or installations shall be placed under the surface of the ground or in fenced areas or screened with shrubbery so as not to be

visible from the street or objectionable to adjacent residence.

12. No chain link fence or part thereof may be placed any closer to the street than a dwelling could be placed on the same lot, except as may be required by FHA/VA or other governmental regulation. No fence situated on a corner lot shall be erected closer than 15 feet to any street right-of-way.

13. Gravel type roofs may not be used except on flat roof surfaces.

14. Simultaneously with the construction of a dwelling on any lot, a four foot (4') wide cement sidewalk shall be installed at the expense of the lot owner according to the specifications of Hillsborough County, Florida, the line and grade of said sidewalk to be in accordance with site plan approved by Developer.

15. Each lot, whether occupied or unoccupied, shall be maintained reasonably clean and free from refuse, debris, unsightly growth and fire hazard.

16. No oil drilling, oil development, oil refining, quarrying, or mining operations of any kind shall be permitted on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

17. Easements for drainage and/or for installation and maintenance of utilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may impede the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utilities company is responsible.

18. All utility services provided to buildings constructed on the lots must be underground, including but not limited to telephone, electric, gas service and cable television.

19. In connection with the development of any lot for residential purposes, or the construction of improvements thereon, reasonable care shall be used to preserve and retain as many trees as is reasonably possible. No excavation or fill or cutting of trees shall be performed in violation of law.

20. No boat, boat trailer, camper, mobile home, travel trailer, or truck in excess of two (2) tons shall be parked, kept or stored on any lot except in such a location as to not be visible from the street.

21. No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within (as distinguished from outside of) dwellings, shall be parked, permitted, stored or located upon any lot in such a manner or location as to be visible to any other lot or from the street. No building or improvement which has been partially or totally destroyed by fire or other casualty shall be allowed to remain in such state for more than six (6) months from the time of such destruction. If reconstruction or repair of any building or improvement is not so commenced within six (6) months, the owner thereof shall raze or remove the same promptly from such owner's lot. All lots, whether occupied or unoccupied, and any buildings, structures or improvements thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris thereon. Every building, structure or other improvement, the construction of which is begun on any lot, shall be diligently and

continuously prosecuted after the beginning of such construction or placement until the same shall be fully completed, except to the extent prevented by strikes, lockouts, boycotts, the elements, war, inability to obtain materials, acts of God, or similar causes, within twelve (12) months from the date of commencement of construction thereof.

22. Nothing contained in these Restrictions shall be interpreted or construed to prevent Developer, its successors or assigns or its or their contractors, or sub-contractors, from doing or performing on all or any part of the properties owned or controlled by Developer, or its successors or assigns, whatever they determine to be reasonably necessary or advisable in connection with the completion of the development, including without limitation:

(a) erecting, constructing, and maintaining thereon, such structures as may be reasonably necessary for the conduct of Developer's business of completing the development and establishing the properties as a residential community and disposing of the same in lots by sale, lease, or otherwise; or

(b) conducting thereon its or their business of completing the development and establishing the properties as a residential community and disposing of the properties in lots by sale, lease or otherwise; or

(c) maintaining such sign or signs thereon as may be reasonably necessary in connection with the sale, lease, or other transfer of properties in lots.

23. No lot owner, or other person, without the express written consent of Developer and Five Star Homes, Inc., or their successors or assigns, shall paint, deface, alter the appearance, change or renovate, such wall(s) or fence(s) in any manner whatsoever, nor shall any attachments be made thereto of any nature. It is intended that once Developer originally constructs said wall(s), and/or fence(s) no lot owner, or other person, shall change the architectural or visual appearance, or affect the structural integrity, of such wall(s) or fence(s), constructed by Five Star Homes, Inc. without the express written consent of Developer and Five Star Homes, Inc., or their successors or assigns.

24. The Developer, in order to preserve and maintain the aesthetic qualities of its overall development, which includes other property in close proximity to the land described in EXHIBIT A requires architectural control and written approval with respect to an Owner's building program or building modifications. The Owner, therefore, shall provide the Developer, in duplicate, with construction plans and elevations of the buildings or additions to be constructed along with the site plans showing locations of all buildings prior to any construction. It is understood that site plans shall be consistent with the approved zoning then existent for the Property. The Developer shall have a period of fourteen (14) days from receipt of said plans in which to approve the construction and site plans. Said approval shall not be unreasonably withheld and should Developer disapprove, it shall within the time provided, give the owners written notice of its reasons for disapproval. Such disapproval shall not, at any time, limit the owners' right to resubmit said plans until same are approved by Developer in the manner required hereunder. Should Developer fail to respond to a submittal of a construction or site plan within the time required, then Developer shall be conclusively presumed to have approved same. Upon approval of said renderings and plans, the owners may proceed with the construction of improvements as long as the final plans for same are in substantial accordance with those which have been previously submitted to the Developer.

25. The area(s) shown as "conservation areas", "retention" or "detention" areas or

"ponds", or "drainage easements", (if any) on the recorded plat of the property subject to these Restrictions shall be left to remain and survive intact, in its present, natural condition and state. The disturbance in any manner of the existing, natural condition, character and state of the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements", or the vegetation thereon, or the ecology, topography or bionomics thereof, is absolutely prohibited. It is the intention of the undersigned that the "conservation areas", "retention" or "detention" areas or "ponds", or "drainage easements" shall not be changed, disturbed, used, affected or molested in any manner whatsoever, except as permitted of required by law.

26. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

27. If any person shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the Developer and any other person or persons owning any real property which is subject to this Declaration of Restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions to prevent him or them from so doing and to recover damages for such violations, including all court costs and reasonable attorney's fees. The failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

28. If a Master Homeowner's Association is established by Developer encompassing the Bloomingdale Development, whether in whole or in part, every owner of a lot in the property described in Exhibit A, shall be a member thereof and shall be subject to all assessments and other terms and provisions contained in such Associations' Declaration of Covenants, Articles of Incorporation and By-Laws. Association documents shall have the prior approval of the Federal Housing Administration and/or Veterans Administration before being effective as to owners.

29. In addition to any other manner herein provided for the amendment of these restrictions, the covenants, restrictions, easements, charges and liens of this Agreement may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution and recordation of any instrument executed by the Developer, and the Owner(s) of the Property.

30. Invalidation of any one of these covenants, or any part thereof, by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.





CARE ANIMAL HOSPITAL

DR. RICHARD KANE is currently in his second term as Board Member of The University of Florida Veterinary Medicine Alumni Association. Dr. Kane is also a member of The American Veterinary Medical Association, Florida Veterinary Medical Society, Hillsborough County Medical Society, Ridge (Polk County) Veterinary Medical Society and Phi Zeta National Veterinary Honor Society.

•High quality, caring medicine for dogs, cats, horses and exotic animals.

•Conveniently located Bloomingdale Square Shopping Plaza near Subway, Little Caesar's and BHA office.

•Extended hours on Monday and Thursday nights and until noon on Saturday.

•Leave your pet with us while you shop.

•Fair and reasonable fees, competitively priced, for you the pet owner. Telephone inquiries welcome.

•Full service hospital. Medicine, yearly vaccinations, spay and neuter, flea control, baths and dips, puppy and kitten health care. Stop in for a tour of the facility.

•Call today for an appointment or further information. Emergency service is provided and house calls and farm calls are available.

Thank You, Bloomingdale!

DR. RICHARD KANE and the entire staff of Care Animal Hospital extends their deepest appreciation for the great support the community has given us in 1988.

In direct response to this overwhelming support, we are proud and extremely fortunate to announce the addition of Dr. Sharon Hunter to our practice.

DR. HUNTER brings five years clinical experience in small animal medicine. She is the current President of the Hillsborough County Veterinary Medical Society. Dr. Hunter is also a Member of The American Veterinary Medical Association, Florida Veterinary Medical Association and University of Florida Alumni Association. Dr. Hunter is an excellent veterinarian, extremely competent and compassionate in her approach to pet health care.

Dr. Hunter obtained her undergraduate degree at Florida State University and Doctor of Veterinary Medicine degree at the University of Florida. She and her family have been Bloomingdale Residents for two years.

684-PETS

684-7387

High quality, experienced Veterinary care for dogs, cats, horses & exotic animals.

We Really Care!

Open Late Monday and Thursday

Located in the Bloomingdale Square Shopping Center.
Corner of Bell Shoals & Bloomingdale Ave., near Little Caesar's & Subway



FEMALE CAT SPAY

- Office Call
- Pre-Surgical Exam
- Intestinal Worm Check
- Anesthetic
- Surgery

\$48

MALE CAT NEUTER

- Office Call
- Pre-Surgical Exam
- Intestinal Worm Check
- Anesthetic
- Surgery

\$28

RABIES VACCINATION

- Dogs
- Cats
- Horses

\$7

(County Tags Not Included)

Action Resumes

Custom Written
Professionally Produced
From \$9 & Up
Executive Presentations
Days, Evenings & Weekends
By Appointment

146 W. Robertson St.
Brandon, FL 33511
620-1727
Nationwide 1-800-321-1718

B

Jean Bixby's GRAPHIC DESIGNS



CALL NOW!
15% OFF
THE COST OF
A NEW
LOGO DESIGN
with this ad.

681-8357

LOGOS
BROCHURES
ILLUSTRATIONS
NEWSLETTERS
RETAIL ADS

Bloomingdale Resident



.... more service
.... more selection
.... more personal attention
.... more than just windows

CONNIE LESKO BARBARA CHILDS

Draperies
Bedspreads
Wallpaper
Valances
Carpet

Verticals
Blinds
Shades
Upholstery
Commercial

Village Center

4334 Bell Shoals Rd.
Valrico, FL 33594
(Bloomingdale)
685-0648

First Choice® Hair Cutters

TOTAL FAMILY HAIR CARE

Bloomingdale Square
(Behind the clock tower)

Bloomingdale & Bell Shoals

654-6299

Hours:
Sun 11 a.m. - 6 p.m.
Mon - Fri 9 a.m. - 9 p.m.
Sat 9 a.m. - 6 p.m.

No Appointment Necessary
All Services Guaranteed in Writing

FREE MAINTENANCE PERM KIT WITH EVERY PERM PURCHASE!
Includes: Shampoo, Conditioner & Styling Aid
(\$5 value)

First Choice HAIRCUT

(Always includes Full Dry)
\$7.75
Reg. \$9

No Appointment Necessary
Expires 2-28-89
Not Valid With Other Offers

KID'S CUT

(Includes Shampoo & Full Dry)
\$4.75
Reg. \$5.75
For Kids 12 & Under

No Appointment Necessary
Expires 2-28-89
Not Valid With Other Offers

STYLE CUT

(Includes Shampoo, Haircut & Style Dry)
Only **\$12.95**

Includes complete consultation, shampoo & conditioner, professional haircut & finish style.
No Appointment Necessary
Expires 2-28-89
Not Valid With Other Offers

PERM SPECIAL

Includes complete consultation, shampoo & conditioner and professional haircut

SHORT	MEDIUM	LONG
\$28.75	\$34.75	\$39.75

Appointment Preferred
Expires 2-28-89
Not Valid With Other Offers

First Choice

An Open Letter to our Advertisers

This has been a very difficult issue to put together. We took on a task of tremendous magnitude never before seen by this newspaper. With it we also took on the ire of some of our advertisers because of the tardiness of this publication—some even questioning the newspaper as a whole. What can we do about it?

Well for a starter I can apologize. Never in my term as Editor for the last four years has this paper ever been late—not even one day. But this January issue is late—10-14 days late—due to the unbelievable volume of deed restrictions we had to deal with.

The second thing I can do is reassure you as to the credibility of this newspaper. We aren't transient, we aren't here on a whim today and gone tomorrow. We are a working professional business that cares very much about the advertising revenue expended.

The third thing I can do is to thank those advertisers who chose to stick it out with us and allow us to still publish their advertisement even though it was two weeks late. Thank you.

But most of all, perhaps the following will help everyone understand why we feel you are important, but also why we are important to you:

Why we need you

The Bloomingdale Homeowners Association is one of the most effective organizations in Hillsborough County. We speak loudly when stepped on and are seen on a scale that counts. And our residents agree.

One of the reasons this organization is so successful is because of its ability to communicate with its members through *The Bloomingdale Gazette*.

The *Gazette* was founded for the purpose of establishing communications within the Bloomingdale Community. A job it does extremely well.

We provide roots to the people who call Bloomingdale home. And that's important. Rarely a day goes by but that someone doesn't call and say "tell me about Bloomingdale." And we happily do, both in words and print. By picking up back issues of this newspaper, they can feel like they immediately fit in and are comfortable with their new surroundings.

We also provide valuable services to the entire area. With the publishing of these deed restrictions, we are assisting the residents to establish and continue the high-quality of life that Bloomingdale is well known for. We publish crime

updates to keep the residents aware and other news of immediate concern to their families. The BHA yearly awards a college scholarship to express their concern for the educational welfare of their children and have a fire and disaster fund for families in need.

Who is a general member of the BHA? Roughly, everyone from Bloomingdale Avenue on the north, Lithia Pinecrest on the east, John Moore Road on the west, and the Alafia River on the south. And we provide a newspaper to every member, and then some, absolutely free. We do it for free because we feel that it is more important to keep the lines of communication open than to make

a profit.

But...*And that's the big string...* We can't do it without funding. We need the advertising money to print the newspaper, pay for equipment, and pay employees (and even with the funding, the staff members are really only paid volunteers). We don't even pay the normal costs like rent because it is being provided for us by Paragon.

And do we make a true profit? No, not really. We pretty well break even every year and that's alright. Instead we give back more to this community in terms of the freedom of print and communication than money could ever provide.

Why you need us

A 1/4 page ad on Sunday in the *Tampa Tribune* costs \$2,678. Their circulation for that issue is 206,247[^]. Our same ad costs around \$115.20 and our circulation is around 3100⁻. Ask yourself this question: "I may be increasing my exposure by 203,147 papers, but why should I spend \$2,678 to put my ad in St. Petersburg, Plant City, and Carrollwood homes?" Realistically—do you think a resident of Davis Island or Town and Country is going to travel to Bloomingdale to one of our businesses? Of course not. But on the other hand, when you place your exposure in *The Bloomingdale Gazette*, who is going to read your advertisement? The residents who actually support your business. Not one penny of your advertising money becomes a wasted expenditure.

And by the way—do you read the *Tribune* everyday faithfully? Probably not. You pick and choose like everyone. So what happens to your \$2,678 investment? The garbage. But on the other hand our 1988 survey showed us that people receiving the *Gazette* read it within 2-3 days, read it cover to cover (including all the advertisements), and save it for a month until the next issue comes out. That's an investment you can bank on.

Who reads us? Almost everyone within your target area. And we know this through surveys. The most recent survey (to be published next month), shows the *Gazette* received the highest rating of all the organizations that exist in Bloomingdale. Residents like us

so well that some even added a new column to the survey called GREAT and placed their votes in that column.

What about outside of Bloomingdale? We place 50 newspapers on the Convenient Food Mart newsstand alone and, the majority of time, within 48 hours they are gone. Our reputation is so well known that we get requests for copies from people as far away as Seffner.

Bloomingdale is a very tight-knit community. We tend to stay with our own and choose not to travel far if possible. It wouldn't be logical for the 9,000* residents who read our newspaper to go to SR 60 for an ice cream cone when the very same thing is available within walking distance.

Frankly, there isn't a business within the Bloomingdale area that shouldn't advertise in this newspaper. Not necessarily because we represent a well-known organization, but because it just makes sense. You know you want your business to grow. To do this you must let the people who support you know who you are and where you are.

To say that everyone already knows where you are is very wrong. With the rate of growth in Bloomingdale and the surrounding developments, missing one issue of our newspaper means that you could miss as many as 40 new families moving into the area that month. And this is the most critical time of all—when a family is new to the area, trying to establish roots, and seeking out what is available to them. This is the time

they pick up their community newspaper written specifically for them and utilize the services as advertised. Once they start with this service they are unlikely to change.

How well do we do? Extremely well. Here are what a few of our advertisers say:

"It reinforces my identification with the community that I live in. People even remember my advertisements from as long as three years ago!"

Donna MacGiffert
Bloomingdale Resident
Realtor Associate with ReMax Realty Group

"I have found the *Gazette* to be an effective means of communicating my concern for my patients and my services within the Bloomingdale Community. I have also found it to be so effective that I advertise very little in other media."

Ray Aquilina, D.D.S.
Family Dentistry
Bloomingdale Resident

What are our plans for the future?

For a starter we are expanding. We are going to solicit subscriptions to the surrounding areas. This is currently in the works and we expect this to be underway within the next 4-6 weeks.

[^]Based on the Trib's Sunday edition at a non-contract open rate with circulation figures as published in the Tampa Tribune during the week of January 15, 1989

⁻Based on open-rate, non-prepaid, one time only for 12 column inches for the new rates

We are also going to offer incentives for you and the residents by allowing you to become a backer of the Bloomingdale Homeowners Association. Beginning in the March issue, every advertiser who participates in this special program will be allowed to use the BHA logo in their ad. This means that you are agreeing to give some type of discount or special service to a member of the BHA. This will not only boost membership in our organization (currently at around 1,400) but these potential buyers will be more likely to use your services because you are offering them something special they cannot get anywhere else.^{^^}

In the long future? Perhaps to publish more frequently. We receive repeated requests from residents to publish two times per month or even weekly. Up until the time we moved into the office we couldn't even consider it, but now it might be worth looking into.

We are by no means perfect and we are still learning on a daily basis. But in the nine years we have been around we have come a tremendous distance—but it's only a beginning. Stay with us, watch us grow, and allow us to assist you. Together we'll grow as residents, businesses, and a community.

Susan L. DeLuca
President/Editor
The Bloomingdale Gazette, Inc.

effective with the March 1989 issue

^{*}Based on an average of 3 persons per home at a circulation in the immediate area of 2850

^{^^}Call our advertising manager at 681-2051 for more details.

SUPER CHECKING. SUPER PRICE. ONLY \$3.00 PER MONTH!

WE CALL IT
PIONEER THREE & EASY

Three & Easy checking gives you all these benefits for only \$3.00 per month.

- Write up to 15 checks per month at no additional charge
- A free Pioneer 24 card for free transactions at all Pioneer 24 locations.
- Unlimited transactions at over 2,000 HONOR locations throughout Florida for a nominal charge.
- When you allow us to store your cancelled checks for you, *we'll give you your first 50 personalized checks free!*
- Open your account with \$300 or more. After that, **no minimum balance required.**

So why pay more than \$3.00 per month for a checking account? Visit one of our 22 offices in the Tampa Bay area and open your Three & Easy checking account today!

955 E. Bloomingdale Avenue
(813) 685-5681



Where You Get Your Money's Worth!



Dance with

"Miss Lezlee"

BALLET • TAP • JAZZ • ACROBATICS • CREATIVE MOVEMENT • BATON

106 & 108 E. Bloomingdale
684-4282

Toddler-Adult

Now Offering Saturday Classes!

"A DANCING CHILD IS A HAPPY CHILD"



Boutique
Ladies Wear, Inc.

- Custom Jewelry
- Linen
- Dresses
- Angora Sweaters
- Blouses
- Handmade Sequin Tops
- Shirts
- Leather Jackets
- Silk
- Leather Pants
- Eel Handbags & Shoes
- Factory Direct Prices

Showroom
881 E. Bloomingdale Ave.
Bloomingdale - Brandon

Special Orders 689-6677

January Clearance Sale



NOW OIL CHANGES ARE
FAST AND EASY!
10 MINUTES IS
ALL IT TAKES!

OTHER SERVICES
Transmission Fluid Change
Differential Fluid Change
Radiator Flushes
A/C Recharge
Fuel Injection

10 MIN. SERVICE

No Appointment Necessary

\$19⁹⁵

17 Point Full Service

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Brian Brundage, 15
Stacy Brundage, 13
681-8887
Krista Butler, 15
Marc Butler, 13
681-5367
Julie Cook, 15
681-5465
Peter Cunningham, 15
685-5255

Monica Diaz
654-0016
Katie Fannin, 12
685-5290
Tara Fedorka, 15
Tracy Fedorka, 13
685-3378
Kathy Handlin, 15
681-4915
Heather Harker, 14
681-4743
Andrea Jackson, 13
685-5090

Michelle Jernigan, 16
685-4150
Cindy Kanahan, 13
685-2933
David Labkon, 13
681-6853
Mike Leavitt, 13
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654-2893
Kelly Pheils, 14
681-9026
Shawn Purtell, 14
684-3028

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Heather Reed, 13
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685-8085
Heather Rooks, 13
681-9360
Dana Stephens, 15
Jason Stephens, 13
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Brandi Vinson, 13
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DeLeslie Wallace, 12
Jeff Wallace, 11
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685-8028
Abel Henry, 16
684-3492
John Heyman, 14
681-9407
David Labkon, 13
681-6853
Chad Longstreth
685-0754
Micah Norwood, 13
Matthew Norwood, 11
654-2893
Damon Wagner, 13
681-7308
Wes Watson, 14
684-0605

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WHITE STUFFED TOY: Found at Park East. Call to identify 681-2083.(Jan.)

BOYS BICYCLE: Call to describe claim 681-9728.(Jan.)

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Help Wanted

NEWS MANAGER: Wanted for the *Bloomingdale Gazette*. Position will phase in over a 2-3 month period and will take over total control of the news department approximately May-June. Qualifications to include: a degree in Journalism or previous newspaper experience; good photo technique; enthusiasm; and the ability to work with a team. Pay is \$5 per hour for approximately 30-40 hours per month. Owning your own computer is a plus but not necessary. Please submit your resume to: Susan DeLuca, Editor, 827 East Bloomingdale Avenue, Brandon, FL 33511.

MECHANIC: Top man for Dipsticks Oil Change 684-8705. (Jan.)

COURTESY SERVICE: Looking for part-time girl to do courtesy service work at Dipsticks Oil Change 684-8705 (Jan.)

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ADULT BABYSITTER: Wanted in my home for pre-school age children. Part time weekdays. References required 654-3483.(Jan.)

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AMWAY Water Treatment System

101 Things You Don't Have to Worry About...

1) Arochlor 1248	2) Arochlor 1254	3) Aldrin	4) Aflatoxin	5) Benzene	6) Benzidine	7) Benzophenone	8) Benzopyrene	9) Benzothiazole	10) Benzothiazolone	11) Benzothiazolone	12) alpha-BHC	13) beta-BHC	14) delta-BHC	15) gamma-BHC (lindane)	16) Bis(2-chloroethyl)amine	17) Bis(2-chloroethyl)ether	18) Bis(2-chloroethyl)amine	19) Bromochloroacetic acid	20) Bromide	21) 4-Bromophenyl phenyl ether	22) Butyl benzyl phthalate	23) Carbon tetrachloride	24) Chloroform (technical mix.)	25) para-Chloro-ortho-cresol	26) Chlorobenzene	27) 3-Chlorobenzyl vinyl ether	28) Chloroform	29) 3-Chloroaniline	30) 2-Chlorophenol	31) 4-Chlorophenyl phenyl ether	32) Chloroform	33) 4,4'-DDE	34) 4,4'-DDE	35) 4,4'-DDE	36) 2,4-Dichlorophenyl phenyl ether	37) 2,4-Dichlorophenyl phenyl ether	38) Dibenz(a,h)anthracene	39) Dibromochloroacetic acid	40) 1,2-Dichlorobenzene	41) 1,3-Dichlorobenzene	42) 1,4-Dichlorobenzene	43) 3,5-Dichlorobenzidine	44) 1,1-Dichloroethane	45) 1,2-Dichloroethane	46) 1,2-Dichloroethane	47) Dieldrin	48) 2,4-Dichlorophenol	49) 1,3-Dichloropropane	50) 1,3-Dichloropropane	51) 1,3-Dichloropropane (oxane)	52) Dieldrin	53) Diethyl phthalate	54) Diethyl phthalate	55) 2,4-Dichlorophenol	56) 4,6-Dinitro-ortho-cresol	57) 2,4-Dinitrophenol	58) 2,4-Dinitrophenol	59) 2,6-Dinitrophenol	60) alpha-Dinitrophenol	61) beta-Dinitrophenol	62) Endosulfan sulfate	63) Endrin	64) Endrin Aldehyde	65) Ethylene	66) Fluorobenzene	67) Fluorobenzene	68) Heptachlor	69) Heptachlor epoxide	70) Hexachlorobenzene	71) Hexachlorobenzene	72) Hexachlorocyclopentadiene	73) Hexachlorocyclopentadiene	74) Isophorone	75) Heptachlor	76) Heptachlor	77) 3-Nitrophenol	78) 4-Nitrophenol	79) 2-Nitrophenyl propylamine	80) 2-Nitrophenylamine	81) PCB-7018 (Aroclor 1608)	82) PCB-1231 (Aroclor 1231)	83) PCB-1233 (Aroclor 1233)	84) PCB-1243 (Aroclor 1243)	85) PCB-1248 (Aroclor 1248)	86) PCB-1254 (Aroclor 1254)	87) PCB-1260 (Aroclor 1260)	88) Perchloroethylene	89) Fluorobenzene	90) Pyrene	91) Pyrene	92) TCDD (2,3,7,8-Tetrachlorodibenzo-p-dioxin)	93) 1,1,2-Tetrachloroethane	94) 1,1,1,2-Tetrachloroethane	95) Toluene	96) 1,2,4-Trichlorobenzene	97) 1,1,1-Trichloroethane	98) 1,1,2-Trichloroethane	99) Trichloroethylene	100) Trichloroethylene	101) 2,4,6-Trichlorophenol
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...after you install an AMWAY Water Treatment System.¹

AMWAY® Water Treatment System
Easily hook up the full-size AMWAY Water Treatment System to your faucet or water pipes under the counter. The easy-to-replace filter cartridge will treat the drinking water of an average family for an entire year!

Compact Water Treatment System
The economical and versatile Compact System is ideal for bathrooms, wet bars, ice-makers, recreational vehicles, apartments... anywhere space is at a premium.

Money-Back Guarantee
AMWAY Water Treatment Systems are backed by the money-back AMWAY Satisfaction Guarantee for a full 120 days and by a Five-Year Limited Warranty!

¹It is unlikely that all of these contaminants would be found in any single water supply. This list identifies those contaminants proven to be removed by the AMWAY Water Treatment System.

620-5172

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HARRY & MARY LAYNE

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If you think Discovery Toys
is only for children...
Think again!

Discovery Toys reaches out to children
each day, providing them with the tools
they need to grow and develop.
Discovery Toys can do the same for you!

- Associate with a nationwide network of caring individuals
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to demonstrate these quality products.

Midge Walsh, manager, (813) 684-7011

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ESTIMATES
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LET THE
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DRIES WITHIN 45 MINUTES

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4 ROOMS & HALL	\$33.95
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CAR INTERIOR (CARPET & UPHOLSTERY)	\$26.95

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to BHA MEMBERS
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Birthdays & Special Events
"We Provide Everything"

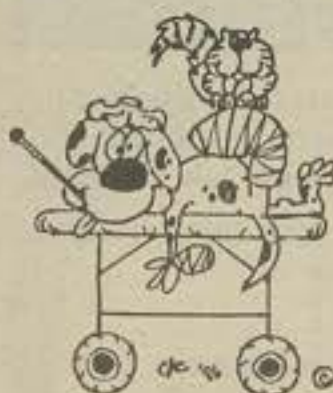
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Order your Valentine
an ice cream cake
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Brandon Veterinary Hospital
Morgan Animal Hospital
Meadowrun Animal Hospital
Riverview Veterinary Hospital
Ruskin Animal Hospital
Santa-Cruz Animal Clinic, Inc.
Suncoast Veterinary Clinic

WEEKENDS
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Mon 8 a.m.

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Family Dentistry
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\$30
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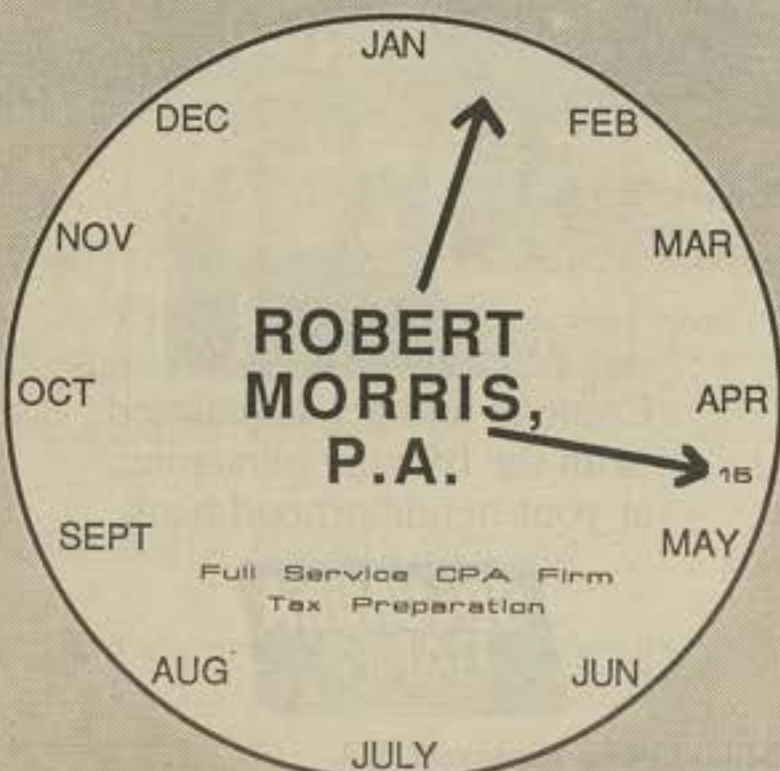
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- Cleaning & Polishing (01110)
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& Panorex (00330)
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(written & itemized)

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Expires April 30, 1989

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Spinal Exam
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Appointments are preferred:
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do they use the most sophisticated computerized analysis for your engine, and give you your own personal printout?

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should you go for the most advanced computerized wheel alignment?

Where

do you get a detailed, computerized historical record of your vehicle that can make your car worth more to you now and later?

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can you get a credit card exclusively for tires and auto service that frees your other credit cards for other purchases?

Where

do you get a toll-free Customer Assistance line (1-800-321-2136) created to ensure your satisfaction with our service?

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At Rick Johnn's Tire Center, Our Service is backed by a firm commitment from the Goodyear Tire & Rubber Company. So the next time your car needs professional service, you know where to go. Rick Johnn's Tire Center is the place with all this expertise and state-of-the-art equipment.

Nobody fits you like Goodyear.



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Hours

M - F 9-6

Sat. 9:30-3



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Brandon, Fl 33511



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WON'T
LIFT
HER
GRADES.**



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*in a neighborhood
full of kids
isn't it nice to know
your neighbor is...*




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Brandon, FL 33511
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Help Wanted

SECRETARY: For the BHA Board. Hours are to be Saturdays only from 9:30 a.m. - 12:30 p.m. at the Bloomingdale Community Office. Position to begin in January. Requires typing, filing, and general secretarial duties. Pay is \$5 per hour. Send resumes to: BHA President, 827 E. Bloomingdale Ave., Brandon, FL 33511.



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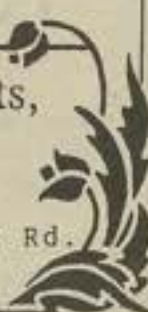
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General Dentistry — Adults & Children

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BRANDON
On Kings Ave. —
Just South of Bloomingdale
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★ Swimming ★ Diving
★ Tennis ★ Gymnastics

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- 50 Meter x 25 Yd. Pool
- 20' x 40' Training Pool
- 3 - 1 Meter Diving Boards
- 2 - 3 Meter Diving Boards
- 1, 5, & 10 Meter Diving Platform
- 8 Lighted All Weather Tennis Courts
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SWIM TEAM: \$40/5 week session
boys & girls

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Brandon, FL 33511



ROGER ROBINSON, PASTOR
Home Phone: 685-4207

WORSHIP SERVICES	8:30 & 11:00 A.M.
SUNDAY SCHOOL	9:45 A.M.
ADULT BIBLE CLASS	10:00 A.M.
WEDNESDAY FAMILY NIGHT	7:00 P.M.

CHURCH 689-1787

SCHOOL (K-7) 685-1978



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681-2790 • Charles F. Ankney, Pastor

Church phone 681-2790 Pastor's phone 684-5318

**YOU ARE ALWAYS WELCOME
AT THESE SERVICES**

SUNDAY
9:30 a.m. Sunday School
10:30 a.m. Morning Worship
10:30 a.m. Children's Church
8:00 p.m. Evening Worship
WEDNESDAY
7:30 p.m. Family Night
Bible Study

Supervised Nursery

A Hearty Welcome Awaits You!

St. Stephen Catholic Church

We have moved to our new home...

5049 Bell Shoals Road

We Invite You To

Come Pray With Us

Mass Schedule: Saturday 5:30 pm
Sunday 8:00, 9:30, and 11:00 am

Office Phone - 689-4900

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(A Merger of Evangelical & Reformed
& Congregational Christian Churches)



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WORSHIP	10:45 am (Nursery & Toddler)

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Presbyterian Church of Bloomingdale



CHURCH
SCHOOL
9:15 A.M.

WORSHIP SERVICE
10:30 A.M.
(WITH CHILD CARE)

Meeting at Primary Prep Preschool

At the corner of Rosemead & Canoga Park Drive in Bloomingdale West

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Rev. Reid B. Isenhardt, Minister

Church Office 654-3699

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MINISTER:

K.W. Franklin 681-6237

Office 685-0750

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Worship 10:30 a.m. & 6 p.m.

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EPISCOPAL CHURCH

Rev. Stephen L. Rudacille, Rector
Church: 689-3130
Office Hours: Mon to Fri 8a.m.-4p.m.

Office Hours: Mon to Fri 8a.m.-4p.m.

Christmas Eve-December 24

• Festival Family Eucharist - 5:30p.m.
Christmas Music Program - 5p.m.

• Festival Holy Eucharist - 11p.m.
Christmas Music Program - 10:30p.m.

Christmas Day-Sunday, December 25

• Holy Eucharist - 10a.m. Chapel of Peace

New Year's Day-Sunday, January 1

• Holy Eucharist - 8a.m. & 10:30a.m.

• New Year Celebration - 9a.m.

Sunday Services:
Holy Eucharist 8a.m. & 10:30a.m.
Christian Education 9a.m.
Weekday Services:
Wednesday Eucharist & Healing
Service 7:15p.m.
Thursday Eucharist 9a.m.

P.O. Box 249
Valrico Rd. & Front St.
Valrico, FL 33594



St. Andrew's United Methodist Church

Pastors: CHARLES ROBERT BRUCE
DEL M. McINTOSH

SUNDAY SCHEDULE

WORSHIP SERVICES	8:30 & 11:00 a.m.
SUNDAY SCHOOL	9:40 a.m.
UMYF (Youth)	5:30 p.m.
BIBLE STUDY	7:00 p.m.

* Child care provided at all activities

3315 Bryan Road
Brandon, Florida

33511

689-6849

Westminster Presbyterian Church

402 E. Lumsden Road • Brandon, Fl.

William L. Thompson - Pastor
689-6541

*Presbyterian
Church
America*

Westminster Academy

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Mother's Day Out

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