



Welcome Book

Welcome to Belle Oak Villas, a deed restricted community in Largo, Florida.

The following pages include some basic details of the community and it's amenities, some guidelines regarding pets, trash collection, an outline of our H.O.A (Home Owners Association) and architectural standards and what is expected of you while living in the community.

In early 2026, the Board of Directors entered into a contract with Vesta Property Management Services to assist with several aspects of the day-to-day operations of the Belle Oak Villas Homeowners Association.

To that end, Vesta Property Management Services has created a resident portal, and we strongly recommend that ALL owners visit the link below to register and create an account.

The portal will give you access to many community documents, financial information, Board meeting minutes, and other resources. It will also place you on the email list to receive important community notices, including, for example, notifications of impending water shut-offs.

Contact Us:

Belle Oaks Villas C/O Vesta Property Services 1020. E. Brandon BLVD. STE. 207
Brandon, FL, 3351

Web Site: www.belleoakvillas.com (General Info)

Management Company: [Belle Oak Villas Homeowners Association - Vesta Vantage Pro - Community Feed](#)

Email: belleoakvillas@gmail.com

Management Company: <mailto:Wcadmin@vestapropertyservices.co>



Pets

If you own a pet, PLEASE be a responsible pet owner. Be considerate towards your neighbors and ensure that your dog is not a nuisance and does not make excessive noise. Dogs should be kept on leash in all public areas and should NOT be left unattended if tied up at the rear of your unit.

Dog Mess: PLEASE take pride in the neighborhood and clean up after your dog. Bags are available at the end of each street in wooden bag holders.

Filled bags should be placed in the dumpster **NOT** in the recycle bins or wooden bag holders. You are welcome to restock the bag holders (Publix Bags are ideal)

Please Note: It is against public health regulations to leave dog excrement in a public area, you face a possible fine for doing so.

Trash/Recycling/Large Items

Your monthly water bill from Think Utilities includes a 'Waste Management Fee' which covers trash collection 3 times per week (Mon/Weds/Fri) and also pick-up of the blue recycle bins (Thurs) Please do NOT place plastic bags (Publix bags etc) in the Blue Bins. (Please see attached for recycle details)

We would be grateful if the area around the dumpsters be kept clear of trash and that the cover is closed to discourage wildlife/vermin. If you have large boxes, break them down for recycling. Trash/Recycle collectors WILL NOT pick up items not contained in the dumpsters or blue bins.

Swimming Pools

Belle Oaks has two swimming pools, one located at the end of Laguna Vista and one at the end of Rodeo Drive.

Pools are for the use of Villa owners only (and guests) and a key will be provided.

Please follow the rules posted at each pool.

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Villa Maintenance

You will find full details of the different styles of villa, the maintenance standards required and architectural standards on the Belle Oaks web page. Please make sure you are aware of all rules regarding updates to your villa: Painting, new windows, doors, roofs, fencing etc. Details of the boundaries and what you are responsible for can be found on the web page. This is **YOUR** community and we hope you take pride in the appearance of your villa. The Architectural Committee has certain powers to ensure that owners maintain their Villa, this is not only for the good of the community but helps **maintain property values** for ALL owners.

Maintenance Fees

Maintenance fees paid by owners cover the upkeep of all **common areas** within Belle Oaks.

This includes lawn service, pruning of tree & shrubs, maintenance of the sprinkler systems and roads together with upkeep of swimming pools.

Details of where to send payment (obtain payment book) or how to arrange automatic payments can be found on the web page.

Newsletter

Newsletters were produced periodically and distributed by email. This practice ceased in 2026

Copies of prior Newsletters can be found on the web page.

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Belle Oaks Rules & Regulations

A detailed copy of Rules & Regulations can be found on the Belle Oaks web page or a printed copy can be supplied on request or we can Email a copy to you.

Belle Oaks Home Owners Association (H.O.A) Board members **are volunteers** and do their best to keep Belle Oaks Villas a community to be proud of, to keep the community beautiful and to maximize resale values.

To that end, regular inspections take place to ensure the architectural elements including windows, doors, fences, sidewalks, gutters etc. are properly maintained and painted.

Full details of the scope of The Architectural Committee (A.C) can be found on the web page along with details of architectural standards required for your unit.

Monthly Meeting/Annual Meeting

Belle Oaks is **your** community and you are welcome to attend monthly meetings, held on the 3rd Tuesday of each month at Largo Community Center.

Details of The Annual Meeting and voting procedure are Emailed/delivered in advance of the meeting.

Complaints

If you have a complaint or concern about a situation please put it in writing and send either by Email or mail a letter to Vesta's office address listed on the first page. If you have concerns regarding the behavior of a resident with regards to Rules & Regulations please contact Vesta via email

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RECYCLE DETAILS (BLUE BINS)

PLEASE PLEASE --- KEEP IT SIMPLE

*These are not our rules, they are City of Largo rules.
Yes, many other items can be recycled BUT they cannot go in our blue bins.*

*NO Fast Food Packaging/Cups/Straws/Pizza Boxes
Nothing That Has Touched Food.*

PLASTIC.

ONLY Plastic Bottles & Jugs (NO CAPS)

*NO Other Types Of Plastic
NO Plastic Bags of any type, Publix bags for example.
No Plastic Food Containers.*

METAL

ONLY Food Cans & Drink Cans

NO Other Type Of Metal

PAPER

ONLY Clean Cardboard & Paper

(PLEASE Break Down Boxes)

NO Shredded Paper!

GLASS

ONLY Bottle/Jars (NO CAPS)

Drink Cartons

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Belle Oak Villas

NO Straws!

If in doubt, PLEASE put it in the dumpster.

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