

# MAINLANDS UNIT FIVE - RULES AND REGULATIONS

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## **INTRODUCTION**

The following Rules and Regulations are established in accord with the Unit Five Consolidated Declaration of Condominium and with the Bylaws of Unit Five. These Rules and Regulations provide a common ground for harmonious living conditions among the residents, provide a healthful and safe environment and preserve the aesthetic beauty of our homes and properties.

The documents provide the Unit Five Board of Directors (BOD), with the authority to levy fines on Unit Owner when the provisions of the Rules and Regulations are not complied with by the owners or occupants of the properties. It is hoped that this action will not be necessary and that people will respect the need for rules and restrictions to promote the concept of community living.

Homeowner's concerns pertaining to "condominium living" should be channeled to Management (727-573-5670) or an appropriate BOD member. When contacting Management or a BOD member, please have your Block and Lot number ready for location identification.

Homeowner's participation in BOD Meetings is restricted to persons who have filed a written request with a BOD member twenty-four (24) hours in advance of the meeting, to speak on an agenda item and is restricted to three (3) minutes on each agenda item specified. All business conducted by the Board or appointed committees will be restricted to agenda items. Audio or visual recordings of the meeting are allowed.

The following Rules and Regulations void and supersede all Rules and Regulations heretofore published by the Board of Directors of Unit Five.

## **A. RULES RELATING TO USE OF CONDOMINIUM PROPERTY**

### **1. OCCUPANCY**

Occupancy in Unit Five residences requires that at least one person in the household, as a permanent resident, be fifty-five (55) years of age or older. There are exceptions to this rule. For example, when one spouse passes away or is no longer able to occupy the home, the surviving spouse who is under fifty-five (55) years of age, may continue to live in the house. An exception is also recognized for resident heirs living in the house at the time of the death of the qualifying resident. There are also rules for non-permanent residents and a minimum age restriction.

In the Declaration of Condominium, Article XIII deals with ownership and leasing of residences, Article XVI with use restrictions, and Article XVII with age restrictions. It is imperative that prospective buyers and existing owners and occupants of Unit Five residences be familiar with these rules and restrictions.

### **2. REQUESTING MAINTENANCE ASSISTANCE**

Owning and maintaining a house in Unit Five is unique in that the Mainlands Management shares some property maintenance responsibilities with the owner. Some examples are lawn care, sprinkler system and limited house exterior repairs. The Information section and the Rules and Regulations section describe what is the homeowner's responsibility and what Management can do. Whenever the Management Office is contacted (727-573-5670) have your Block and Lot numbers ready for location identification. A "Work Order" will be initiated by Management for personnel to follow up on your concern.

### **3. ALTERATION TO THE EXTERIOR OF HOME OR PROPERTY**

All exterior alterations, including grounds, to your residence or property require approval of an Alteration Request Application by the Board of Directors and the Property Manager's Office. Your plan must meet all Unit Five Rules and Regulations, as well as all applicable local government building and zoning codes. All exterior alterations must not only be approved by the BOD, but also must be properly permitted and installed or constructed by a licensed and insured contractor. The procedure and requirements listed below will assure the selection of reputable contractors who are legally licensed and insured and will maintain the ambiance and high quality of our community.

#### **PROCEDURE:**

- A. Alteration Request Application forms are located in the Unit Five Clubhouse Office.
- B. Review Unit Five documents for information relevant to the alteration you are applying for.

- C. Complete an Alteration Request Application, attach all drawing and specifications, sign the application and forward the completed application to the President of Mainlands Five Board of Directors. If you need assistance, call the Mainlands Office (727- 573-5670) or the President of the Mainlands Five Board of Directors.
- D. After BOD approval, the application will be forwarded to the Property Manager's Office for license and insurance review. All contractors working on Unit Five properties must be licensed and insured.
- E. After Property Manager's Office approval, you will receive a call to come to that office to pick up your approved application. You will note the approved application is on yellow paper. Note: the approval cycle takes approximately 15 working days.
- F. The approved application (along with any required city permit) is to be posted on the front of your home during the entire construction period until final inspection is completed.

#### **4. PETS (As Amended by BOD, January 22, 2013)**

The number of pets per household shall be limited to two. No exotic pets are allowed; only ordinary pets are allowed. Birds and cats must be kept indoors. Dogs shall not exceed thirty-five (35) pounds when fully grown. A dog must either be leashed or tethered and under physical control at all times when outdoors. If tethered, the range of movement shall be limited to the boundaries of the owner's property. Gates may be used on front porches and patios to contain your dog.

The person in charge of the dog while outdoors must have in their possession at all times, the equipment to pick up and remove excrement of the dog and must do so immediately. The proper place to walk your pet is along the Mainlands Boulevard median, but in any instance, the owner owes their neighbors and other homeowners the courtesy of removing animal waste from the property. Pets are not allowed on recreation property at any time. The limits on the maximum number of pets, and size limits, include any pets of guests visiting more than 10 days.

Medically prescribed service animals (for example: Guide dogs/seeing eye dogs) are exempt from the size/weight limit; however, all other pet rules apply.

If any pet becomes a nuisance, threat or disturbance to any other resident the Board of Directors may require such pet be removed from the property, provided the pet owner is first given notice and the opportunity for a hearing before the Board of Directors.

#### **5. LANDSCAPE/VEGETABLE GARDENS**

Homeowners are responsible for maintenance of shrubs and flowerbeds on their property. Landscaping must be trimmed and otherwise maintained so as to achieve a neat and attractive appearance, even when the homeowner is absent. If landscaping becomes unsightly/overgrown, homeowners will be sent notices as follows:

First notice: The situation needs to be cleaned up within ten (10) days.

Second notice: The management company may arrange for clean up and bill the homeowner, or take other action to enforce, including referral to the Association's attorney.

- A. Vegetable gardens are not permitted.
- B. Trees are not to be added or removed without an approved Alteration Request Application.
- C. Trees must be trimmed to a minimum of seven (7) feet above the sidewalks and five (5) feet above the roof. They must be trimmed to avoid blocking Stop signs and other street signs.

## **6. SOLICITATION**

Solicitation is defined as coming onto the property of someone uninvited to provide information or to speak to the residents about commercial, religious or political issues, other than Association business or affairs. Solicitation is NOT permitted. Any infraction should be reported to the Non-Emergency 24 Hour Police Dispatch at 727- 541-0758.

## **7. VEHICLES, INCLUDING GOLF CARTS AND MOTORCYCLES**

### **A. Speed Limit:**

A speed limit of twenty-five (25) miles per hour is established for all streets.

### **B. Car Covers:**

Canvas car covers may be left on a vehicle parked in a driveway a maximum of Fort-eight (48) hours.

### **C. Parking: *Note: All BOD Parking Permits are issued by the BOD President. Vehicles parked in violation of the following will be towed.***

No part of any vehicle shall be parked on a sidewalk, overhang the sidewalk, or block the sidewalk, including vehicles parked in driveways. Parking is not allowed on lawns or other unpaved areas. Motorized vehicles are not allowed on front porches. Boats must be housed in the garage.

Overnight Parking: Overnight parking of any vehicle on the street is not permitted without a BOD Parking Permit. The BOD provides for overnight parking of guest and/or resident vehicles in the Clubhouse parking lot subject to the following:

- 1. BOD Parking Permit shall be conspicuously displayed on the front dashboard of the vehicle.
- 2. Parked vehicles must be moved out of the clubhouse parking lot when there is a scheduled activity that may require full use of the that parking lot.

Motor Homes and Camping Trailers: Resident or guest motor homes and camping trailers may be parked at the residence for a period not to exceed seventy-two (72)

hours, subject to the following:

1. BOD Parking Permit shall be conspicuously displayed on the front dashboard or window of the vehicle.
2. Parking is for loading, unloading and cleaning. Residing or sleeping overnight in a motor home, RV, or camping trailer parked in the Mainlands Unit Five community is prohibited.

Automobiles, Pick-ups, SUVs and Vans: Automobile, pickups, SUVs and vans That are designed for and used for family transportation are allowed to park in driveways. Signage on vehicles parked overnight in the driveway or on the street is prohibited; however, vehicles with commercial signage may be parked overnight at the Clubhouse with a BOD Parking Permit. Vehicles with commercial signage may be parked in a garage overnight.

**D. Vehicle Maintenance:**

Vehicle maintenance, including boats, may not be performed on the condominium property. For purposes of this section, vehicle maintenance shall include but not be limited to: changing oil or other engine fluids, changing tires except in an emergency, engine maintenance or repair, or body maintenance or repair.

Cleaning the exterior of motor homes, house trailers, passenger vehicles and boats is allowed; however, a hose with an automatic shut-off nozzle must be used.

**8. SIGNS**

No signs of any kind shall be erected or displayed upon any of the condominium property except as specifically noted:

- Signs displayed for the sale or lease of a home shall be restricted to two signs per home. Signs shall be in the front, side or back windows only and shall be no larger than 18 inches by 24 inches.

- Open House or Estate Sale Signs will only be permitted on the days of the occurrence. An arrow sign designating direction may be placed on the median. Within the arrow one may indicate whether it is an Open House or an Estate Sale. At the front entrance to Mainlands, a sign may be posted listing the address of and the type of occurrence. Resident Estate Sales are only permitted when a resident moves or is deceased. An Estate Sale may be held for no more than two (2) consecutive days. All signs must be removed by 5:00PM of the final day of the sale

- Yard Sales, garage sales, sidewalk sales, lawns sales or any similar projects are prohibited, except when organized as a Unit Five event and approved by the BOD.

**9. FEEDING OF WILDLIFE**

Feeding of wildlife or animals of any kind outdoors is strictly prohibited.

## **10. LAKES**

There is no swimming permitted in any lakes in Unit Five. Additionally, no watercraft of any kind is permitted on the lakes of Unit Five except for Mainlands maintenance boats. Fishing is permitted only for residents and their guests. No license is required. You fish at your own risk. Beware of alligators!!

## **11. CLOTHESLINES & POLES**

Clotheslines/poles shall be taken down when not in use. All outdoor clothes drying is restricted to back yards. Corner lots must have clotheslines/poles 25 feet from the edge of the street. Outdoor clothes drying is prohibited when mowers are cutting on your block. If clothes are dried in the garage, the door must be low enough to cover the clothes from view.

## **12. YOUR RECREATION AREA**

### **A. Social and Recreational Activities**

Social and Recreational activities which involve use of common property shall be under the control of the BOD and the supervision of the Social Club or its branches. This supervision shall include, but is not limited to, scheduling time slots, promotion of such activities, use of the kitchen facilities and hall, etc. All residents or renters are members of the Social Club.

### **B. Equipment for Clubhouse Use Only**

The equipment located in and around the Clubhouse shall not be removed from the Clubhouse area for private, personal use except by permission, in writing, from the Social Club Board President or his/her designated board member.

### **C. Private Parties**

Individual homeowners or a small group of homeowners may use the Clubhouse, except for the pool, for a private party if there is no conflict with other scheduled events. For information, contact a Social Club Board Member. A contract must be signed and there is a non-refundable fee due and payable prior to any private party. In the event that the host(s) will be serving or allowing the consumption of alcoholic beverages, the host(s) must complete a Hold Harmless and Indemnification Agreement, available from the Social Club Board, prior to the event.

### **D. Swimming Pool**

The Association provides a geo-thermal temperature controlled swimming pool as part of the recreational facilities of Unit Five. The pool temperature is maintained around 88 degrees, weather permitting.

The following pool rules are established for your enjoyment and safety when using the pool.

1. Pool hours are from dawn to dusk. Bathing load is limited to 32 persons.
2. Shower before entering the pool.

3. Soaps, shampoos or oils are not permitted in the pool and in the shower area; only waterproof sun block may be used.
4. Inflatable rafts or other pool toys are not permitted. This does not apply to items used for safety or exercise purposes.
5. Glass of any kind is not permitted in the pool area.
6. Diving, jumping or rough play is not allowed.
7. No person who wears any type of diaper or is incontinent is allowed in the pool.
8. Adults must accompany and supervise children 14 years of age or younger.
9. Cover-ups and shoes are required to be worn to and from the pool area.
10. Pets are not allowed in the pool or recreation area.
11. Residents are responsible for guests complying with these rules.
12. Swim at your own risk. There are no lifeguards.

## **B. ARCHITECTURAL GUIDELINES**

Note: All exterior modifications, additions, replacements and repairs that involve replacement or modification of existing exterior materials or dimensions, require BOD approval of an exterior Alteration Request Application. Some of the items in this section will also require a Pinellas Park Building Permit. Contact their office at 727-541-0752. If you are unsure if the work you want to perform on your Unit or Lot requires an approved Alteration Request Application, please contact a BOD member before you order or purchase materials, sign a contract or hire someone to do work for you or do any work on your Unit yourself.

### **1. AWNINGS**

Installation of window awnings requires approval of an Alteration Request Application. They may be of aluminum or other approved construction material and color. Color stripes are permitted, provided the color matches the shutters and the trim and is a Mainlands Five authorized color.

Awnings must not present a hazard to maintenance crews performing mowing and landscaping work.

### **2. GUTTERS AND DOWNSPOUTS**

Gutters and downspouts must be constructed of aluminum/vinyl. All gutters must be white. The gutters and downspouts are the homeowner's responsibility.



**3. ENTRY DOORS AND HOME TRIM**

Home trim includes entry doors, decorative cement wall and/or wrought iron trim. Repairs or replacement of these is the responsibility of the homeowner and requires an approved Exterior Alteration Request Application.

**4. WINDOWS**

A. Replacement windows may be awning-type, vertical sliders or single or double-hung windows and requires an approved Alteration Request Application. The finished appearance must be compatible with the other windows in the home. All window frames must be white.

B. Picture windows will be allowed if they consist of three separate windows in the original opening provided that the single fixed center is 45%-55% of the total opening and that each side window fills the rest of the opening evenly. Picture windows must be consistent with the other windows throughout the residence.

C. Filler panels are not permitted. Spacers may not be used to fill the space if the windows do not fit the original opening.

D. Window openings greater than 112 inches may be replaced with a 112 inch window and the remaining opening may be filled with concrete block, creted and painted to match the existing exterior Unit wall.

E. If an owner replaces 25% or more of the Unit windows at one time, windows must meet current building code requirements for wind-loading and high impact design criteria and require Pinellas Park permits; and the BOD recommends that you check with the Building Official before ordering or purchasing new windows to be sure they comply with the current Building Code requirements. If an owner replaces less than 25% of the Unit windows at one time, a building permit is still required but you may qualify for an exemption from the stricter Building Code wind-loading and high impact design criteria. The BOD recommends that you check with the Building Official to be sure you qualify for exemption from any Building Code requirements prior to ordering or purchasing new windows. All of the windows must be compatible with one another upon completion.

**5. SCREENS FOR SOFFITS AND ATTIC VENTS**

A. Soffit vent screens may be replaced with perforated aluminum or vinyl. The purchase of materials will be at the homeowner's expense; however, Maintenance Personnel (727-573-5670) will install the above at no cost to the homeowner.

B. Attic vent screens will be provided and installed by Maintenance Personnel.

**6. SOFFITS AND FASCIA REPAIR (As Amended by BOD, January 22, 2013)**

All damaged soffit and fascia wood repair is the responsibility of the Association with the assistance of Management Personnel.

1. When the soffit and/or fascia damage is caused by a roof leak and/or flashing problem, it is the responsibility of the homeowner to arrange with a commercial roofer to have the cause of the leak repaired before repairs are made to the soffit or fascia.

2. Management Personnel are authorized to repair or replace roof truss ends, sub-fascia, fascia and soffits. Pre-primed lumber will be utilized.

**7. PATIOS and SCREEN ROOMS (As amended by BOD, April 24, 2012)**

Front porches may not be screened in. If roll-down sun shades are installed, they must be rolled up when not in use.

As in all exterior projects, prior to construction, installation, modification or replacement of patios and screen rooms the following permits and approvals must be obtained:

- City of Pinellas Park Building Permit
- Unit Five approved Alteration Request Application

In addition, patios and screen rooms require the following documentation:

- A survey or a Site Plan of your property. A Site Plan is available free of charge from the City by calling 727-541-0806 and providing your address and Block/Lot numbers. Your Site Plan can be faxed to you.
- The BOD recommends you obtain BOD approval of your project before signing any contracts, hiring a contractor or applying for a building permit and paying permit fees. Obtaining a permit or hiring a contractor before obtaining BOD approval will not be a factor in the BOD's decision on the Alteration Request Application.

**A. Open Patios**

A patio is an improved area exterior to the outside walls of a house, usually consisting of a poured concrete pad. Dimensions for a patio may not exceed two hundred forty (240) square feet and, if concrete, must be at least four (4) inches thick. Other construction materials may be acceptable, such as pavers on a packed sand base. Concrete pads may be surfaced by tiles (terrazzo), stone (river rock), thin pavers and/or paint or stain.

Rear patios shall not extend beyond the line created by the perimeter sidewalls of the house. A homeowner may apply by Alteration Request Application, for permission to extend the patio beyond this line based on an irregularly shaped lot. The BOD may grant permission

provided the location does not encroach on common areas or easements, or violate any impervious surface requirements.

**Walls.** Open patios may be improved with a low wall or some type of decorative fencing around them. A wall may be constructed of concrete block not to exceed forty-two (42) inches high. Alternatively, metal or vinyl fencing may be used. In order to support such improvements, the patio pad must originate with, or have added, proper foundation footings. Walls or fencing must have an exterior exit opening at least thirty-six (36) inches wide and it may have a gate.

**Roofs.** Open patios may be improved by adding a roof or retractable awning. A fixed roof shall be of permanent flat design, constructed of aluminum and attached to the house to conform with the existing roofline of the rear of the building. It shall be anchored by load-bearing columns to the patio slab which has proper footings. For paver constructed patios, footings must be installed to support the columns and roof weight. Wood support columns are not allowed.

Retractable awnings are allowed; however, they must be retracted when not in use.

#### **B. SCREEN ROOMS (Enclosed Patios )**

Screen rooms require the same documentation, permitting and approval as patios. They are subject to the same location and dimensions restrictions and the same roof and patio pad construction requirements. The following specifically address screen rooms.

**\*Approval:** Written approval of neighbors affected by the project.

**Walls:** A knee wall at least three (3) concrete blocks high of the same construction as the other exterior walls of the house, stucco finished and painted to match the exterior wall color shall enclose the patio and form the base foundation for the screen enclosure. Provision for an exit door must be at least thirty-six (36) inches wide and compatible in design with the existing construction.

Screening must be eighteen (18) gauge material and must be charcoal grey.

All screen room interior maintenance, such as painting and woodwork, shall be the responsibility and at the expense of the homeowner. Screen room exterior creting and painting will be included in regular Unit Five scheduled maintenance.

#### **Owner Responsibility**

Upon installation of a patio or screen room, the homeowner shall thereafter be responsible for costs and expenses related to the repair, maintenance and replacement of those improvements (excluding exterior painting and creting) including but not limited to: damage to the house roofing system, or damage to common areas resulting from the project. The homeowner is responsible for construction damage to any utility pipes or wires, any infringement on easement or setback limitations. Finally, both patios and screen rooms are open and visible to the public, therefore, their contents and conditions must conform to Rules and Regulations and must not be used as storage areas.

(Page amended by BOD April 24, 2012 (\* indicates addition)

**8. DRIVEWAYS (As amended February 25, 2014)**

A. The homeowner is responsible for the maintenance, cleaning, repair, painting, replacement and/or widening of the home's driveway. Except for cleaning, any alterations to the driveway require the approval of an Alteration Request Application by the Board of Directors of Unit 5.

B. Replacement of the driveway involving installation of pavers or concrete, or other forms of replacement: gravel or other surface treatment, all require approval of an Alteration Request Application prior to any action.

C. Driveways may be widened to provide walking space (limited to 18 inches in width) on one or both sides, or may be widened only to the extent of accommodating a second vehicle, or a combination of the above. Any such alteration must match the existing driveway in materials and finish and must stay within the side exterior wall of the garage. Approval of An Alteration Request Application is required.

**9. CARPORTS**

A. The purpose of the carport is by the Board of Directors of Unit 5 to provide sheltered vehicle parking at the homeowner's location. Storage of household items in the carport is limited to what will fit into BOD approved storage cabinets built into the carport rear and/or on one side. Such cabinets may not exceed eighteen (18) inches in depth, and must be floor to ceiling in height. Cabinets must be painted or finished in white to match the house color.

B. A carport may be converted to an enclosed garage upon approval of an Alteration Request Application and when permitted by the City of Pinellas Park. Materials for such a project must lead to finished walls, windows and doors compatible with the rest of the structure and comply with all local building and zoning codes.

**10. PORTABLE ON DEMAND STORAGE (PODS)**

Use of PODS is permissible only when moving in or out of a residence. PODS may be parked on DRIVEWAYS ONLY and for a period not to exceed 3 days (72 hours).

**11. AIR CONDITIONING**

A. Central Air Conditioning/Heating: Central Air Conditioning/heating is a homeowner's responsibility. Installation or replacement requires an approved Alteration Request Application.

B. Room Air Conditioner: Installation of a room air conditioner requires a doctor's prescription, an approved Alteration Request Application and must be installed permanently in the wall, not in a window.

## **12. HURRICANE SHUTTERS/STORM PROTECTIONS**

Hurricane shutters or storm protection for house openings such as doors and windows, are available in two categories: those which are permanently attached to the building, and those, such as plywood, which are removable and stored when not in use.

Permanent: Some examples of permanent installations are roll-down shutters, accordion closures, metal awnings, Bahaman style awnings, Colonial style shutters, fabric or polycarbonate plastic. Any permanently attached protections must be white in color, match the rest of the structure and be installed by a licensed insured contractor according to Florida Building Code. Their installation requires an approved Alteration Request Application.

If the residents plan to be absent from the building for an extended period of time, permanently installed protections may be "closed" and remain in place.

Temporary: Temporary door or window coverings must also be white finished, including plywood paneling. If fabric or plastic is involved, it may be transparent or translucent. Any such installation requires an approved Alteration Request Application..

If someone is in residence and the various temporary protections are put in place because of a storm warning, when the watch or warning is cancelled, the protections must be removed or retracted within ten (10) days, unless additional warnings are made within the ten (10) day period.

If no one is occupying the residence at the time of a storm or hurricane, the homeowners should make arrangements for someone local to put temporary protections in place and remove them within seventy-two (72) hours after the storm has passed or the warnings have been canceled.

Temporary storm protection materials, including but not limited to painted plywood, must not be mounted when no storm threatens.

## **13. WATER SOFTENERS**

Water softeners may be installed in the garage, laundry room or outside. Their discharge must be connected to the city sanitary sewer line. New owners should check with a member of the BOD if they have questions regarding correct installation or discharge of their existing water softener. New installations require an approved Alteration Request Application, indicating the location of the sanitary sewer and electrical connection to be utilized. If installed outdoors, the water softener must be shielded from view with either shrubs, concrete block or vinyl fencing.

## **14. FIREPLACES**

Wood burning fireplaces are permitted. Their chimneys are exterior of the home; therefore, their installation requires an approved Alteration Request Application. Propane gas

fireplaces require a Pinellas Park Building Permit (727-541-0752). The homeowner is responsible for all chimney and chimney related repair and maintenance.

**15. PROPANE GAS**

The use of propane gas for central heating/cooling, cooking and hot water heaters is NOT PERMITTED. Small portable tanks for outdoor barbecues are permitted.

**16. ROOFS LEAKS, ROOF REPLACEMENT AND ROOF MAINTENANCE**

All roof leaks and/or roof replacements are the responsibility of the homeowner. All roof replacements require an approved Alteration Request Application and a Pinellas Park Building Permit. Pitched roofs must be finished with white coated cement tile, aluminum tile or other approved materials that conform substantially to the appearance of the existing roofs in Unit. Five.

**The Association power washes and spray paints each unit roof per a maintenance schedule. A unit's Designated Voter may sign a Roof Release Agreement agreeing that their unit's roof is not to be included in this roof maintenance; however, the owner must then contract with a licensed provider to have such maintenance completed, at the owner's expense, within thirty (30) days of the Association completing such maintenance on units located on their street. The Association will impose a \$25 daily fine upon units in violation of their Roof Release Agreement.**

**17. ANTENNAS**

Homes are limited to one antenna. It must be located on the exterior rear of the home. Its installation requires an approved Alteration Request Application.

**18. SATELLITE DISHES**

Satellite dishes require an approved Alteration Request Application. Their diameter is limited to one (1) meter (39 3/8 inches). They must be mounted to the fascia board in the rear of the home and must not project above the roof ridge line when viewed from the front of the home.

**19. FRENCH DRAINS**

Installation of French Drains is allowed. Their installation requires an approved Alteration Request Application. The homeowner is responsible for their installation and maintenance.

**20. ROOM ADDITIONS TO EXISTING STRUCTURE**

Additions or modifications to the exterior of the home must appear to be part of the original structure and must be attached to it. Any additions or modifications require an approved Alteration Request Application and a Pinellas Park Building Permit.

Additions, such as Florida rooms, may not exceed the maximum design perimeter of the original house and shall not encroach upon any easements. The design perimeter of the house is defined as the extended wall lines of the house. The roof of the addition or modification must be white and may be constructed of cement tile, aluminum tile or other approved material that conforms substantially to the appearance of the existing roof.

Additions or modifications are prohibited on the front of the Unit.

## **21. GARAGE DOORS**

Garage doors must be white and conform substantially in appearance to existing garage doors in the area. They must be overhead doors and of metal or fiberglass. The top panel of the door may have windows of regular glass or high impact hurricane resistant glass. Sliding screen doors (4) may be installed on a two-car garage.

Maintenance and replacement of the garage door is the homeowner's responsibility. The Association will paint the garage door, if requested, during regularly scheduled house painting.

## **22. ENCLOSING AIR CONDITIONERS, WATER SOFTENERS, ETC**

Concrete block walls, vinyl fencing and shrubs are some of the choices a homeowner may use to enclose utilities or garbage cans. Any such project requires an approved Alteration Request Application to be sure it fits the area involved and does not encroach on any easement or set-back requirement.

Creted block walls and vinyl fencing must have proper installation, including footings or base. The wall must be stucco and painted white and the fence must be a white vinyl material. If a wall, fence or shrubs are used to screen utilities, garbage cans, air conditioners and similar objects, it must be sufficient height to screen such objects from street view. Further, shrubs must be kept trimmed to reasonable height that allows air flow and service access. All installation, repair, replacement and maintenance costs of a screening wall, fence or shrubs are the sole responsibility of the Unit Owner.

## **23. SKYLIGHTS**

The installation or replacement of skylights requires an approved Alteration Request Application and a Pinellas Park Building Permit. Installation of skylights must be by a licensed contractor.

After installation of a skylight, the Unit Owner is responsible for repair, maintenance and replacement of it. The Unit Owner is also responsible for any damage to the exterior roofing system that is caused by the installation.

## **24. PORT-O-LETS**

Port-O-Lets are not allowed on private property, streets or sidewalks.

## **C. VIOLATIONS AND REMEDIES**

### **1. MONTHLY MAINTENANCE & SPECIAL ASSESSMENT FEES.**

Timely paid maintenance fees are essential to the operation of Unit Five. Maintenance fees are due on or before the first of each month. Fees paid after the thirteenth of the month are considered late. Special Assessments are due as noticed by the BOD from time to time. The homeowner shall be responsible for all unpaid delinquent assessments and fees, including late fees, interest thereon, and any attorneys' fees and costs incurred in collecting any unpaid delinquent amounts as well as enforcement of any liens associated with the collection of unpaid amounts. Non-payment of monthly maintenance and special assessment fees may result in a lien on the Unit.

### **2. REMEDIES FOR RULE VIOLATIONS**

Any violation of these rules and regulations duly adopted by the Board of Directors of the Association that establish the requirements standards and specifications governing architectural and construction alterations, repairs, modifications and replacements shall be subject to the same notice, procedures and penalties as violations of the deed restrictions and covenants contained in Article XIX.A.1. of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac By-The-Gulf Unit Five, as may be properly amended from time to time, consistent with the maximum fines per day and in the aggregate allowed by Florida law.