

Pelican Pointe Homeowners Standards and Modification Guidelines

Architectural and Construction Changes: No "exterior of building" modifications are allowed with the exception of hurricane shutters (in white color only with Approval by Architectural/Landscape/Security Committee with the formal approval by the Board and City permitting required), screens (See Patio Screen), and Satellite Dishes (see Satellite Dishes).

Awnings: Are not permitted on homes at present time but may be reviewed for all homes at later date.

Barcode Sticker/Gate access: Maximum of four (4) per household. Residents must obtain Barcodes through the management company upon meeting all requirements. Barcodes must be applied to vehicle by an authorized representative of the management company. Owners who rent their property will be allowed only one (1) barcode.

Basketball Backboards – Permanent: Not permitted. Portable basketball backboards are allowed but must kept on Unit property. No outside overnight portable basketball backboards are allowed or when not in use. Fines will be issued.

Bulk Trash: 2nd and 4th Friday of each month.

Business or Commercial Use: Not permitted on any Unit.

Cable: Basic cable is included in the Maintenance through Comcast and any cable expansion is provided at homeowner's expense (HBO, etc.).

Car Covers: Car Covers are allowed however each vehicle must be registered with the property management company, as a car is changed it must be enrolled. Car covers must be kept clean and in good condition. Per documents all vehicles in Pelican Pointe must be operable. Car Covers are allowed only if they have a small plastic window that exposes the current/valid license plate.

Club House Rental: May be used if rented and approved by proper application and fee by Castle Management. There is a \$75 renter's fee and \$200 deposit.

Deliveries: All deliveries of furniture, appliances or other large items MUST be scheduled through management to grant access through the gate, due to trap system at gate entry. Delivery trucks must enter and exit through the main gate.

Driveways: Maintained by homeowners and must be pressure cleaned twice a year.

Exercise Room: Minimum age is 16 years of age to use. All equipment shall be used responsibly. Any misuse of equipment where damage is incurred by an individual(s) will be fined and charged for damages.

Fencing: Not allowed with the exception of Pelican Pointe Homeowners Association surrounding of complex.

Fines: Fines will be issued to homeowners if rules and regulations are violated. All violations are forwarded to the Fining Committee for review.

Garbage: Tuesday and Fridays are garbage pick up days. All garbage MUST be placed in **heavy duty black trash bags ONLY (example Glade ForceFlex)** or in garbage containers and no other bags are allowed. **No commercial store bags are allowed (Publix, Wal-Mart, Home Depot, etc)** to be used to place garbage outside on garbage pick up day. Garbage can only be placed out for collection the day before after 5:00 p.m., and must be stored inside the unit the same evening of collection. Boxes must be broken down and placed in garbage bags or recycle bin. **All trash out for collection MUST be placed on homeowner's property and not in common areas (example: end of driveway or on your portion of sidewalk is permitted)** No trash will be picked up if placed in common areas. Violators will be fined. Please notify the management company if you see a violator.

Home Owners Insurance: Required for all Units. Proof of insurance must be provided yearly to Castle Management.

House Painting - Outside: Maintained and Provided by HOA (Homeowners Association). If you need to touch up an area on your Unit, contact Castle Management on how to purchase paint.

Keys: All keys to complex, pool, pedestrian gate, exercise room and transponders are issued by the management company after proper completion of forms and fees are provided.

Landscaping: The Association maintains common areas, trees and shrubs. The vegetation in front of homes are maintained by the homeowners and property indicated on each lots property survey. No additional tree planting is allowed unless approved by the Architectural/Landscape/Security Committee and with the formal approval of the Board.

Lakes and Canals: No swimming, boats, etc. allowed.

Moving In & Out / Large Truck Deliveries: Must notify management at least 1 business day in advance when moving in/out in or expecting a delivery. If using a moving truck longer than 25', you MUST make arrangements with management for gate access. Please note that management is not available on Sundays to provide gate access.

Outside Storage of Personal Property: The following are not allowed: No motorcycles, no indoor appliances, no indoor furniture. Tasteful outside patio furniture and outside grills are allowed. The patio must be cleaned regularly. The Architectural/Landscape/Security Committee will review property and fines may be issued.

Parking and Vehicle Restrictions: Parking in the properties shall be restricted to private automobiles and passenger-type vans only. No commercial vehicles are allowed for overnight parking or permanent parking. No vans or pickup trucks that have been modified for commercial use are allowed. Vehicles shall be parked only in the garages and driveways serving the Units. No vehicle repairs are allowed with the exception of emergency repair such a car battery jump or by towing company to take the vehicle in for repair. No owner/renter shall keep/store any vehicle on the General Common Areas or visitor/guest parking areas. Notices will be issued and vehicles towed at owners expense. No mopeds, golf carts (with the exception of HOA for property maintenance), no motorized go-carts. Fines will be issued to violators. Governmental take home vehicles (police, fire, etc.) must be parked on Unit parking spots and not in guest parking spots. No boats are allowed on property. *Vehicle Covers:* Car Covers are allowed only if they have a small plastic window that exposes the current/valid license plate.

Patio Screens: Patio screens are allowed (white metal frames) with the review and approval by Architectural/Landscape/Security Committee with the formal approval by the Board and City permitting is required. Nothing can be attached to the inside or outside to the screen or the screen frame on the patio that blocks the view into the patio. Fines will be issued. *Bamboo patio shades* are allowed in beige or tan in covered patios but can only go down to the center bar which is half way down. They are not allowed to touch the ground. This is to allow residents extra shading and privacy.

Pets: Only two pets, dog or cat, are permitted and not to exceed 100 pounds combined. No exotic animals, birds or snakes are allowed. No pit bull dogs are allowed. Pet owners must list their pet with the management company. All dogs must be on leash (Leash Ordinance) and under owner's control while outside of the unit; fines will be issued. Pet owners MUST pick up excrement after their pets; this is Florida Law, and fines will be issued.

Pool Rules:

1. Pool is open from 9:00 AM till dusk.
2. No one under the age of 12 is allowed without being accompanied by a Unit owner or Tenant. All children must be supervised by an adult.
3. No running in pool area
4. No roller blades, skate boards or bicycles
5. No rafts or floating lounge device
6. Life rings and Shepherd's crooks are for safety use ONLY
7. No horseplay or misuse of deck equipment (tables, chairs, etc.)
8. No loud music
9. No glass containers or bottles
10. No person with cuts or open sores allowed in pool
11. No pets allowed in pool or pool area
12. Children who are not toilet trained must have on "swim diapers"
13. Properly dispose of all garbage
14. No inappropriate behavior (No pushing, hitting, necking, etc.)
15. All bathers must wear appropriate swim attire both males and females (No micro bikinis, no thongs as examples).

Posting Signs: Signage for a home "for sale or "for rent" are not permitted. City permits are required for garage/yard sales and the signage posted for the one day garage/yard sale is allowed on the homeowner's property and on the signboard at the clubhouse and no where else (no Association fences, mailboxes, etc.). Contact the management company to post your sign by the clubhouse. No lost pets signs are allowed with the exception of the pet owner contacting the management company to place approved signs by the pool concerning the pet and the management company will send out a blast email concerning the lost pet to all residents.

Recycling: Recycling collection is every Tuesday and should be placed out on end of driveway with garbage for collection (see garbage also). Boxes must be broken down. Metal or aluminum cans, plastic bottles, paper products or cardboard only and must be placed in recycling bins. No plastic bags.

Renting Units: The following requirements must be met in order to rent, be in Call Box, and obtain Transponders as well as any complex keys

1. A \$150.00 processing fee per occupant over the age of 18, payable to Pelican Pointe by check or money order. Married couples are treated as one; if married with different last names, MUST provide copy of Marriage Certificate.
2. A copy of the current Lease Agreement
3. Copy of a Government issued Driver's License, for each individual on the lease
4. Rental deposit of \$1,000.00
5. Current Homeowner's Insurance (Declarations Page)
6. Transponder Form completed
7. Acknowledgement and Receipt Notice (including copy of Rules and Regulations)

Satellite Dishes: Approval is required by the Architectural/Landscape and Security Committee with formal approval by the Board and requires City permitting. Satellite dishes may not exceed 18" provided they are only placed on the back of the homes. Only one satellite dish is permitted per residence. No HAM radio antennas are permitted.

Sheds: Are not allowed with the exception of HOA purpose. Shed is considered the size that a person can walk into. No tents are allowed.

Tennis Courts: No skate boards, bicycles, rollerblades, baseball playing, etc. on tennis courts, court usage ends at dusk. Courts are allowed to be used for 1 ½ hours. This is to allow others who may be interested in using tennis courts.

Trash Can/Recycling Container Storage: Garbage & Recycling containers and garbage must be concealed at all times and may only be placed out after 5 p.m. the night before collection and must be secured by 11 p.m. the day of collection. ***Containers must be stored inside (units with garage) or at rear of your unit by AC condenser (unit without garage) and not at the side or front of unit.*** Garbage should be placed for collection on the edge of the driveway and sidewalk, directly in front of your unit.

Termites: If determined that any Unit is infested with termites and is necessary to tent the Unit, the Owner of any Unit that is attached to the infested Unit shall also permit the attached Unit to be tented and expenses of such tenting shall be shared equally between adjoining Unit Owners.