

Gulfstream Preserve Homeowners Association, Inc.

RULES & REGULATIONS **Proposed September 22, 2025**

1) PARKING:

Parking will be permitted on the streets of Gulfstream Preserve between the hours of 7am-12am.

Alternate side odd and even months will be implemented. Odd number months (January, March, May, July, September, and November) vehicles can be parked on side of street with house numbers ending with an odd number. Even number months (February, April, June, August, October, and December) vehicles can be parked on side of street with house numbers ending with an even number.

Passenger side wheels must be on cement gutters next to asphalt roadway and not on the grass.

Do not park next to Stop signs and any corner (intersection) so vehicles can safely turn.

Do not park in front of a fire hydrant. Do not park on or block the sidewalk.

Do not park directly across from a driveway to avoid vehicles having no clearance to backout.

Any vehicles parked on the grass, or the wrong side of the street will be booted or towed.

2) LEASES/ RESALE:

Credit Score Requirement: The person(s) seeking to purchase or lease a home in Gulfstream Preserve Homeowners Association, Inc., must have a credit score of no less than 720.

Leasing Moratorium: No Unit may be leased, nor may any lease be approved which provides for a lease term to commence within twenty-four (24) consecutive calendar months from the date of any conveyance of any interest in title to the Unit.

This restriction shall not apply to:

1. The acquisition of Units by the Association;
2. To a trust where such transfers were undertaken for the purpose of estate planning;

The twenty-four (24) month moratorium period during which leasing is prohibited shall be measured from the recording date of the most recent instrument transferring any interest in title to the Unit.

If at the time of transfer of a home, a lease is already in place pursuant to a lease agreement entered into by the previous owner, the aforementioned twenty-four (24) month moratorium period during which the home may not be leased, will start at the end of the existing lease. The existing lease must terminate no later than 12 months after the transfer of the home.

3) PETS:

A) Aggressive dog breeds such as, but not limited to, Pit Bulls, Wolf Hybrids, Rottweilers, Chow Chows, Presa Canarios, Staffordshire Terriers, Doberman Pinschers, Akitas, Mastiffs, Great Danes, and Cane Corsos shall not be raised, bred or kept on any Parcel.

4) MEETINGS:

1. The only audio and video equipment and devices that may be used to record a meeting is equipment which does not produce distracting sound or light emissions.
2. Audio and video equipment must be assembled and placed in position before the meeting starts.
3. Anyone video recording or audio recording a meeting cannot move about the meeting room.
4. Anyone video recording or audio recording a meeting may not engage in behavior that is disruptive to the meeting.
5. Anyone wanting to video record or audio record a meeting must give advance written notice to management at least twenty-four (24) hours prior to the start time of the meeting if they intend to video record or audio record the meeting.
6. Any video recording or audio recording of a meeting may not be streamed or uploaded to any social media site, blog, application or other or place on the Internet that is open to the public and that is not limited to only being accessed by the members of this Association, nor may any video recording or audio recording of a meeting be disseminated by e-mail or any other electronic means except to members of this Association.