

The Tides at Pelican Landing Condominium Association, Inc.

RULES AND REGULATIONS

Adopted: *November 16, 2015*

Initial

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- ____ ____ 1. Vehicles are not allowed to be backed into parking spaces.
- ____ ____ 2. No resident vehicle is to be parked in a red zone. As the space indicates, each of those spaces is for guests of residents only. A visitor tag must be displayed from the rear view mirror. These can be obtained in the office.
- ____ ____ 3. No tailgating of cars through the gates
- ____ ____ 4. Pedestrian and bicycles are prohibited from walking or riding in the vehicle entrance gates behind vehicles or when they are otherwise open. Everyone walking or riding a bike must have a gate key fob and exit and enter at the pedestrian gate. If you do not have one, you may purchase one at the office.
- ____ ____ 5. Trash – No trash or trash bags are to be left in the breezeway or anywhere outside your unit including the lanais. Everything must go in the compactor and recyclables in the designated bins. **PLEASE DON'T LITTER!**
- ____ ____ 6. By order of the Fire Department, no items are to be in the **BREEZEWAYS or WALKWAYS of the condominium buildings.**
- ____ ____ 7. **NO SMOKING ANYWHERE ON TIDES PROPERTY!! No person shall engage in smoking on any common element of the Condominium, including, but not limited to any walkways, parking lots, pool areas, workout room, stairways, hallways, or any other common elements not included within the boundaries of the units, or limited common elements appurtenant to a unit. Smoking shall mean inhaling, exhaling, burning, carrying, or possessing any lighted tobacco product, including cigarettes, cigars, pipe tobacco and any other lighted tobacco product.**
- ____ ____ 8. Owners only are allowed one dog and/or one cat not to exceed 40 lbs. Tenants **CANNOT** have pets or visiting pets of any kind. Dogs must be on a leash or hand carried at all times. Messes must be removed and disposed of immediately.
- ____ ____ 9. Only patio type furniture is allowed on the lanai. NO plants or grills. Flammables, combustibles are not allowed anywhere in the complex.
- ____ ____ 10. Quiet hours are from 10:00 pm to 7:00 am which means no running of your dishwasher, washer, dryer, vacuum, or noise. **NOISE MEANS** no loud music, walking heavy, running or lack of consideration for your neighbors.
- ____ ____ 11. All vehicles must have a bar code or guest pass. One assigned parking space per unit. DO NOT PARK IN OTHER ASSIGNED PARKING SPACES. EXTRA CARS must park in a yellow guest space. **DO NOT PARK IN THE RED ZONES.** Any violators PARKED IN RED ZONES will be towed at the expense of the vehicle owner WITHOUT A WARNING.
- ____ ____ 12. All bicycles on the Tides property must be registered with the Tides office. Stickers are \$5.00 and must be placed in a visible place on the bicycle. All bikes not registered and stickered will be picked up and stored. In order to get a bike back, the owner must pay \$10.00 and \$5.00 to register it. Bike racks are placed around the community. Those racks are to be used for bicycle storage as no bikes are allowed on any lanai, in the breezeway, or chained to a railing, fence, or tree.
- ____ ____ 13. All smoke detectors over 10 years old **MUST BE REPLACED.** Owners must notify management when this has been done. The Association will replace any smoke detector that is over 10 years old if the owner has not done so by January 1, 2016. The charge will be placed on the owners account.

GUIDELINES AND RULES

Initial

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GENERAL

- _____ _____ Flammable, combustibles, or hazardous materials are not permitted on the Tides at Pelican Landing property. This includes gas or charcoal BBQ grills (electric grills are permitted).
- _____ _____ NO boats, trailers, trucks with material hanging on or about the body (including canoes, kayaks on top), will be parked or stored on the property
- _____ _____ All garage doors must remain closed at all times except when entering or exiting
- _____ _____ Noise carries through walls & floors. Consideration is required when walking or playing music in ALL units. Quiet hours are 10 pm to 7 am.
- _____ _____ By order of the Fire Department, nothing is to be stored in the breezeway—including decorations or furniture.

PEST CONTROL

- _____ _____ All residents are to call BUGS FREE for pest control services (239) 642-0286

POOL AND SPA

- _____ _____ Pool and spa hours are 8:00 am to one hour before sunset
- _____ _____ Night swimming is prohibited by Florida Statutes
- _____ _____ Maximum spa time is 15 minutes at one time
- _____ _____ Glass bottles or other glass containers are prohibited in the pool and spa areas
- _____ _____ Pets (animals) of any kind are prohibited inside the fenced-in area of the pool by Florida Statute
- _____ _____ Pool facilities may be used by owners and their guests. No more than 2 guests per owner.

FITNESS ROOM

- _____ _____ Fitness room is open 24/7. Entry code is available at the management office. Proof of ownership/rental/lease is required
- _____ _____ Posted rules must be followed
- _____ _____ Children under the age of 14 are not allowed in the fitness room at any time
- _____ _____ Children 15-17 must be accompanied by an adult at all times

HOUSEHOLD TRASH & RECYCLABLES

- _____ _____ All trash is to be disposed of INSIDE the trash compactor. Do not leave items outside the compactor
- _____ _____ Large items must be placed at the north end of the trash area on Sunday evenings only.
- _____ _____ Recycling is mandatory and recyclable items may be intermixed. Bins are placed on both sides of the compactor.
- _____ _____ Plastic grocery bags are NOT recyclable.
- _____ _____ Styrofoam is NOT recyclable and must be placed in the compactor
- _____ _____ Regular household garbage is to be placed in the compactor.
- _____ _____ Waste mail is NOT recyclable