

**Pelican Strand Association, Inc.**

A Deed Restricted Sub-Association in Tampa Bay Golf & Country Club

San Antonio, Florida 33576

Pursuant to the Declaration of Covenants and Restrictions (DECLARATION or C&R) of Pelican Strand, Article 6.33 Rules and Regulations, Pelican Strand Association, Inc. (ASSOCIATION or APPROVING PARTY) has the power to adopt Rules and Regulations for the purpose of enforcing the DECLARATION, and as may be deemed in the best interests of the community for protecting and preserving the value of our homes. Rules and Regulations shall be adopted by the Board of Directors at a properly noticed meeting. This document represents the most current compilation of the ASSOCIATION'S Rules and Regulations, which were duly adopted by the Board on July 24, 2019.

The Rules and Regulations set forth herein do not constitute an exhaustive list of all restrictions governing the ASSOCIATION. Owners and residents must be familiar with all documents governing the ASSOCIATION, including the Declaration of Covenants and Restrictions (DECLARATION), Bylaws, Articles of Incorporation, and Architectural Control Committee (ACC) Guidelines and Criteria and these Rules and Regulations. In case of any inconsistency, conflict or ambiguity between these Rules and Regulations and the other governing documents, the other governing documents shall have precedence. Copies of all governing documents are available on the Pelican Strand website

<https://www.pelican-strand.org> >

**RULES AND REGULATIONS**

**Meetings:**

**Annual Membership Meeting**

Held the second or third Wednesday of each January at 6:00 PM to coordinate with and precede the Annual Membership Meeting of the Tampa Bay Community Association

Location: Tampa Bay Golf & Country Club Community Center

Our management company will mail out a meeting packet in advance of the meeting

### **Meetings of the Board of Directors**

Held quarterly on the fourth Wednesday of April, July, and October at 6:00 PM (7/24/19)

Location: Tampa Bay Golf & Country Club Community Center

All members of Pelican Strand are encouraged to attend in order to observe the meeting and obtain current information about Pelican Strand. You will hear reports from the various officers, directors, and committee chairs. However, member participation is restricted to questions and comments on agenda items, after the meeting has been adjourned.

### **Special Meetings of the Board of Directors**

May be called at any time, on and an as required basis and be properly noticed in accordance with the governing documents

Time and location of Special Meetings will be announced in accordance with the requirements of the governing documents

### **Use or Deed Restrictions:**

Pelican Strand is a deed restricted community, established and operating under Florida Statutes Chapter 720. Our governing documents were written in accordance with the Statute, which is required by the Statute.

The Use Restrictions can be found in the DECLARATION at Article 6

There are also Architectural Guidelines and Criteria which we all must follow in addition to the Use Restrictions.

The Use Restrictions and Architectural Guidelines and Criteria work hand in hand and are meant to serve the best interests of the community for protecting and preserving the value of our homes

## **Parking**

In Article 6.2 Automobiles, Vehicles and Boats “overnight”, in the phrase “overnight parking” is defined as the hours between 11:00 PM and 6:00 AM

Overnight parking requires the approval of the Board of Directors. One night parking only requires approval from the ASSOCIATION President, however, longer stays require approval of a majority of the Board. Email requests should be directed to the ASSOCIATION President, and include your address and the date or dates of when the parking will take place. Upon approval, a Parking Permit will be issued to you which must be displayed and be visible in the windshield area of the automobile, vehicle or boat.

Parking any vehicle on the grass of any lot or common area is strictly prohibited

## **Architectural Guidelines and Criteria**

All lots and homes in Pelican Strand are subject to the Architectural Guidelines and Criteria. The purpose of this document, which is available on the Pelican Strand website, is to summarize the Architectural Guidelines and Criteria and to detail the approval process.

No owner shall make any improvement, change, modification, or alteration to the exterior of a home or lot including but not limited to the planting or removal of trees. With the exception of existing flower beds containing shrubs and flowers (5/4/21); written approval must be obtained as set forth in the Architectural Guidelines and Criteria.

Failure to obtain prior written approval will subject the homeowner to the remedies set forth in C&R Article 5.7 Remedy for Violations

Any applications submitted after-the-fact (i.e., the project has already been started) will be charged a late fee of \$50.00. The fee must be submitted with the application in the form of a check made payable to: Pelican Strand Association, Inc. (7/24/19)

A Notice of Completion (NOC) must be submitted to the Architectural Control Committee and be approved in order to be in compliance with C&R Article 5.6 Inspections. Effective October 1, 2019, a \$50.00 late fee will be charged, payable in the form of a check made payable to: Pelican Strand Association, Inc., if one of the following conditions **has not** been met prior to the ACC Application expiring (4 months from the approval date): 1) NOC has been completed and sent to the ACC Committee for approval or 2) Written notice of withdrawal of the ACC Application. (7/24/19)

### **Important Reminders:**

Trash cans and recycling containers may be placed on the curbside for collection after 5:00 PM on the day before the scheduled day of collection and must be removed the day of the collection per Pelican Strand C&R Article 6.13 Garbage and Trash. All trash and recycling containers must be stored inside the unit.

Pets must be carried or be on a leash when outside of a unit. No pet shall be permitted to go or stray on any other lot without the permission of the owner of the lot. Pet waste must be disposed of properly. Please do not dispose of pet waste in the conservation areas, wooded areas, etc. per C&R Article 6.25 Pets

Payments for Pelican Strand events must not be left outside a person's home (such as front porch)

Please be sure your sprinklers are turned on during the dry season (Nov thru Mar)

Violations will be written by our management company for properties that need power washing and lawns that have dead areas per C&R Articles 6.17 Landscaping and 6.20 Maintenance and the First Amendment to the DECLARATION, Item 4 which adds Section 3.13 Landscape Maintenance

Other violations will be written by our management company based upon the C&Rs and Architectural Control Committee (ACC) Guidelines and Criteria

The use of “tarps” of any kind or color with “jury-rigged” fastenings for covering vehicles or other items in homeowners’ driveways is prohibited. Purpose-made vehicle covers with appropriate fit and fastenings will be permissible. This applies to licensed vehicles only; **not** golf carts. Overnight golf cart parking outside of a unit is prohibited. The authority for this action is C&R 6.21 Nuisances as there have been complaints regarding all items mentioned here. (7/24/19)

#### Yard/Garage Sales

The ASSOCIATION usually conducts a community-wide yard/garage sale in the fall. It is set up and announced by our Social Committee.

Individual homeowner yard/garage sales require the approval of the Board of Directors. Email requests should be directed to the ASSOCIATION President, and include your address, the date of the sale, and open/ending times. One sign is permitted in your yard, for the day(s) of the sale only. Due to TBGCC being a gated community with security, sales are limited to residents of the TBGCC. You will be notified by email of the Board’s decision

**Rules and Regulations Updated (previous 7/24/19) and Adopted by the Board of Directors  
at a properly noticed Meeting on: October 20, 2021**

**Deb Knight**

**President, Pelican Strand Association, Inc.**