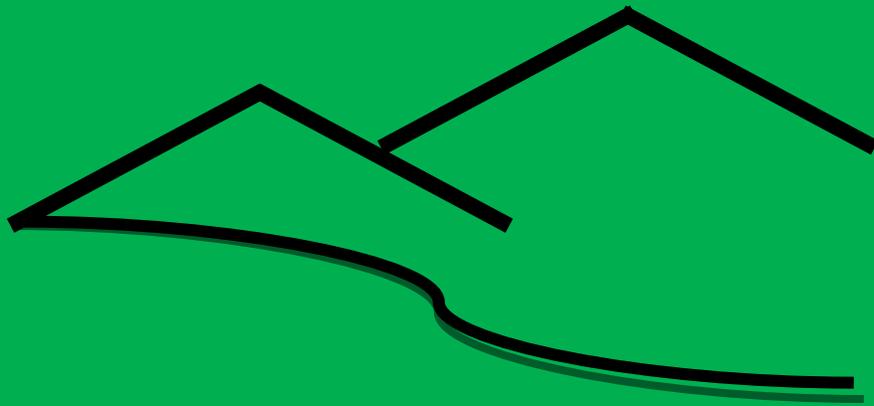


# MAINLANDS OF TAMARAC

BY THE GULF

UNIT ONE ASSOCIATION INC.



## GENERAL INFORMATION & CONSTRUCTION CODE

This booklet, along with your unit 1 condominium documents, should be used as a handy guide to rules and regulation, general information, and the construction code contained herein is designed to enhance the joy of living in a condominium community and to guide you on projects on your home. It should be preserved for your use, and should be turned over to future owners or tenants so that residents and guests may abide by regulations for the good of all.

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## General Information for Residents of Mainlands of Tamarac by the Gulf Unit One Association Inc.

### Mainlands of Tamarac

Mainlands of Tamarac by the Gulf is one of Florida's most unique, well maintained condominium communities. The material that has been compiled for use in this booklet is intended to provide you with information which can make living in the Mainlands a pleasant experience.

The information in this booklet will answer many of the questions that you might have regarding Mainlands, as well as point out to you the various rules and regulations that all homeowners are required to follow.

The Mainlands community, of which you are a member, is comprised of approximately 1,937 individual homes. The community is divided into seven individual condominiums referred to as units 1, 2, 3, 4, 5, 6 and 7.

### Management Company

All of the units in Mainlands are managed by a management company. They handle the receipts of our maintenance fees and issue all checks for operating expenses and items covered by our reserve accounts, as well as arrange for an annual audit. The management company hires all of the maintenance employees and allocates the payroll of these employees among the units using them. All maintenance equipment which is owned by the units is stored and maintained by the management company.

Maintenance employees or subcontractors provide residents with repair service and maintenance to the exterior of the property that is the responsibility of the association.

### Homeowner's Association

Each of the units has its own homeowner's association which is a corporation as specified by Florida law. Each owner of a home in Mainlands automatically becomes a member of the association upon purchase of the home, and is therefore required by law to abide by regulations in effect for the good of all.

### Board of Directors

Each homeowner's association has its own board of directors. The board of directors is comprised of Mainlands owners/residents who are elected for two year terms at the annual meeting held in October of each year. The names and phone numbers of the current board members are posted in the clubhouse.

The board meets once a month, or as notified, to discuss the operation of the corporation and consider policies for its operation. These meetings are open to the homeowners only. The dates and times of these meetings are posted on the bulletin board in the clubhouse and in the monthly newsletter and on themainlands.com website.

### Annual Meeting

At the annual meeting, held in October, the association members elect successors for the board members whose terms expire. **The board members then elect their officers for the coming year.**

### Mainlands Master Association

The purpose of the master association is to discuss matters of common interest to all associations. These matters are contained in the common use agreement. The president and vice president of each association represent their respective associations at regularly scheduled meetings which are held at least as notified. The association "host" rotates evenly.

### Common Property

Common property is defined as all property owned and used by all residents and under the complete control of the community. This includes:

Streets, water systems, sidewalks, irrigation system, lakes, storm drainage system, seawalls, medians, sewer system, front entrance

Neither the city, county nor state provides funds for the care of these areas. The full cost of maintaining these systems is born by each association and is paid for through your monthly assessment fee.

Many of the elements that make up our community are shared or serve the community at large. These items are specified in the common use agreement which sets forth the areas and items and the method of distributing the pro-rata share of costs.

### Annual Budget

Each year the board of directors of the association compiles and adopts an annual budget. The amount of the budget is determined by examining the projected expenses for the next year. The board also considers the condition of the community's properties and determines costs for repair and replacement.

Each association member pays a monthly assessment fee for their proportionate share of the common expenses based on lot size set forth in the declaration of condominium.

Each year the association financial records are audited and certified by an independent C.P.A. firm and a copy of the completed year-end audit is furnished to each homeowner upon request.

### Lawns

The following basic care is provided by the association for your turf grass:

Mowing, edging of sidewalk and driveway, fertilization, herbicide and weed control, insecticide spray

Necessary sod replacement (front of residence only) amended 10/26/2012. Each owner shall be responsible to replace sod located on his/her unit, at his/her expense.

The cost of installing swales or leveling the ground will be at the homeowners' expense and not a part of the association maintenance.

### Shrubbery, Trees, Plantings

Each homeowner is responsible for the shrubbery, trees, and plantings in the yard. It is the homeowner's responsibility to see that these are kept neat and trimmed at all times, including any period of absence. Trees must be kept a minimum of 14 feet above the road and 8 feet above the sidewalk. If the lawn plantings and shrubbery become overgrown and unsightly, during the homeowners absence the board of directors will notify the owner to clean and trim the area, or contract with outside help to have it done at the homeowner's expense if they do not comply.

## Exterior Maintenance and Repair of Homes

The exterior of all residences shall be maintained and repaired by the association. This applies to the exterior of the building, i.e. exterior walls, entry ways, knee walls, brick facing, stone facing, brick supporting columns, tile and flat roofs, fascia boards, soffits, eaves and shutters. The association is **not responsible** for wrought iron work, ceiling above carports, soffit vents, planter boxes, foundation leaks, water intrusion, or water damage inside individual homes.

## Exterior Masonry and Trim

The association is responsible for the washing and painting of exterior portions of the residences on a schedule set by the board of directors. The exterior walls and attached masonry i.e. flower boxes and knee walls that are presently white shall be painted white. All soffits and overhangs will be painted white. Shutters and doors (except garage door, which must be white) may be painted a color. The association offers a choice of colors.

Driveways (but not sidewalks) with approval of the board of directors, from the garage to the homeowner's side of the sidewalk may be painted and once painted, the upkeep is the responsibility of the homeowner.

The association maintains and repairs all common sidewalks. Repair of driveways and personal sidewalks is the responsibility of the homeowner.

Homeowners are responsible for the maintenance and repair/replacement of windows, doors and garage doors.

## Tile Roofs

Tile roofs are power washed and spray coated white (if already white, color tiles will be washed only) on a periodic basis, as determined by the board of directors. Roof leaks should be reported to the management company for inspection and handling in accordance with policy. The association is **not responsible** for damage to the roof caused by stepping or walking on the roof, or by allowing anything to be installed on your tile roof. The association is **not responsible** for any damage that occurs on the inside of the home.

## Flat Roofs

Leaks in the flat roof will be repaired, or the entire flat roof will be replaced by the association at the discretion of the board of directors.

## Solar Panels

Solar panels are permitted. See 27.0 solar panels in the construction code for installation instructions.

## Interiors

The interior is the sole responsibility of the homeowner, including damage caused by roof leaks or water intrusion.

## Sprinkler System

The association operates and maintains an irrigation system throughout the community. The system is designed to augment rainfall, not replace it. A malfunction in the system or its components should be reported to the maintenance office.

## Utility Billing

There are two master water meters for the entire community. All water entering the community passes through these meters. The City of Pinellas Park reads the meters monthly and computes the individual water billing by taking the amount of monthly consumption use and dividing it equally among the homeowners. Water and sewer services are paid in maintenance fees. Garbage and recyclables are paid by the homeowner in their property taxes each year.

**UTILITY BILLS MUST BE PAID BY EACH HOMEOWNER, WHETHER OR NOT THE HOME IS OCCUPIED.**

## Electric

Your home is individually metered and you are billed directly by Duke Energy Florida, Inc. for the electric energy you use in your home.

Electricity for street lighting, front entry signs, sprinkler pumps and motors, swimming pool pumps and heaters, and all electricity used in the clubhouse is paid for by the homeowner's association and is part of your monthly maintenance fee.

## Sewer Pipe

If service is required on a sewer pipe that is within the lot boundaries and services only the residence contained on that lot, it is the responsibility of the homeowner to pay for the repair.

## Recreation Area

Each association has its own recreation building containing a full kitchen and library. The area also has a swimming pool (heated when necessary), and shuffleboard courts.

The association has a newsletter with a full schedule of events for the Mainlands. It is posted on the bulletin board of the clubhouse. A copy of this newsletter will also be delivered to your home or by email if requested each month.

## Insurance

All the common properties, such as the recreation area, pump houses and lift stations, are insured against loss due to fire, storm or other risk. The homeowner's association also maintains liability insurance on the common areas, as well as various bonds on officers and directors. Each homeowner pays a portion of these premiums through the monthly assessment fee.

Each homeowner is responsible to carry insurance on their entire house and property. Condominium insurance is not adequate; homeowner's insurance is needed.

### Sale or Transfer of Ownership

If you sell your home, the new purchaser must be approved by the association and a certificate of approval must be executed by the board of directors. If and when you decide to sell your home, contact the management office and they will provide you with an application for certificate of approval. The purchaser must complete the form and bring it to the interview along with the transfer fee of \$100 per applicant to cover the cost of contacting the references given by the applicant and such other costs of investigation that may be incurred by the board of directors. Spouses shall be considered one applicant.

### Additional Occupants

All units must have at least one (1) resident who is fifty-five (55) years or older. Guests are permitted thirty (30) accumulative days in a calendar year. Additional occupants forty (40) years of age or older must be interviewed and approved by the association. An interview must be scheduled and a processing fee of \$100 must be paid.

### Modification or Improvement of your home

All construction or alterations to the exterior of a residence must have prior approval from the association and be in accordance with the Mainlands unit one construction code.

Room additions, Florida rooms, screen porches, etc. may not exceed the maximum design perimeter of the original house.

Carports may be converted to garages. Cabinets (with restrictions) may be constructed in carports.

A copy of the Mainlands unit one construction code can be found in this book. The management office will provide homeowners with an alteration request form which is to be completed and returned for approval before work may commence.

## Rules and Regulations

The following rules and regulations void and supersede all rules and regulations heretofore published by the board of directors of unit one.

Information pertaining to resident conduct is contained in this booklet. The continued success of our community depends on our ability to govern ourselves and our desire to maintain the high standards we have set forth for the community.

The board of directors can and does enforce the rules, and is empowered by Florida state law to take court action to gain compliance with the rules and regulations.

### Pets, Wildlife and Bird Feeders

No residence shall have more than two (2) domestic animals. No pets shall be kept in the garage, carport, open or enclosed porch. All animals must be on a leash when outside. When animals are outside, the owner must have in his/her possession equipment to remove animal excrement and must do so at all times.

No exotic pets are permitted.

Animals are not allowed on recreation property, i.e., pool deck, clubhouse and shuffleboard court. Animals permitted on recreation grass areas and the median of Mainlands Blvd.

Service animals and emotional support animals are allowed if they are correctly registered as such and the paper work is filed with the management office.

If tethered outside the owner must be present at all times per Pinellas County ordinance.

It is recommended that animals be kept off other people's lawns.

No breeding of animals is permitted.

No feeding of wildlife per Florida statute.

Bird feeders on poles at a minimum of four feet above ground level are permitted with an approved alteration request.

No bird feeders allowed in trees.

### Speed Limit

A speed limit of 25 miles per hour has been established for all streets and roadways in Mainlands. Please observe all stop signs for the safety of all residents.

## Parking

Overnight parking of any vehicles on streets from midnight to 6 am is not permitted. Visitor's and resident's vehicles may be parked overnight on the recreation area parking lot, provided they display a current visitor parking permit in the front window of the vehicle. A permit may be obtained from either the management office or any board member.

Clubhouse parking permits are valid for up to a 14 day period and may be renewed once per calendar year. Additional permits can be obtained subject to board approval.

Florida law and unit one documents provide that resident's cars parked overnight on condominium property (streets and recreation areas) may be towed away at the owner's expense. No part of any vehicle may be parked on sidewalks or lawns at any time.

Recreational vehicles, non-motorized trailers, fifth wheel campers, and boats with trailers may be parked on driveways or streets for the purpose of loading and unloading only, not overnight. They may never be parked on sidewalks or lawns. No overnight parking permitted of these vehicles at clubhouse parking lot without a valid current visitor parking permit issued at the discretion of the board.

Commercial vehicles and vehicles with business signs are only permitted to be parked overnight on a homeowner's driveway if the signs are covered or the vehicle is completely covered using canvas or other "tarpaulins" that are in good condition and designed for covering a passenger vehicle.

Unregistered vehicles are prohibited from parking at any time on any property in Mainlands Unit One.

## Use of Homes

All homes shall be used for single family residences with no more than four (4) permanent residents for any two bedroom home.

No one under the age of forty (40) may become a permanent resident at any time.

### **All units must have at least one (1) resident who is fifty-five (55) years or older.**

Any visitor's under the age of forty (40) shall be limited to guest status residency of thirty (30) accumulative days in a calendar year.

Owners shall not use or permit the use of their premises in any manner which would be disturbing to other owners, or in such a way as to be injurious to the reputation of the community.

Homes may not be used for business or any other commercial use where employees or clients come to the home.

No immoral, improper, offensive or unlawful use shall be made of condominium property, nor any part thereof. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

## Clothes Lines

Clothes line and poles must be taken down when not in use and can be removed within several minutes. They shall not be utilized when lawns are being mowed and no clothes lines to be left up overnight.

## Alterations

No structural changes or alterations shall be made to the exterior of the home, except in accordance with the unit one construction code with an approved exterior alteration form.

## Fencing

A fence may be erected with a maximum of four (4) feet height in the following areas of the property. The front porch, side of the house to cover garbage containers, the air conditioner unit and around a patio. It must be approved by the board of directors. All fencing maintenance is the responsibility of homeowner.

## Garbage and Trash Containers

All garbage and trash containers should be placed in an area on the side of the house to hide them from view of other properties and from the street. No trash, garbage or recycle bins may be stored on the driveway in front of the property. No trash cans or recycle bins may be placed out before 6 p.m. on the eve of pickup. On the day of pick up containers must be returned to storage.

## Outside Storage

Household items such as ladders, tools, bicycles, small boats, canoes, kayaks, buckets and lawn & gardening equipment are not permitted to be stored on the perimeter of the house. Bar b q grills, lawn chairs and tables are permitted to be kept on the patio/porch of a home.

## Signs

Homeowners name signs are permitted. No other signs are permitted to be posted on any condominium property other than the following exceptions: political signs that have been approved by Florida state law for use during election campaigns.

“For sale” and “for rent” signs no larger than 24 x 24 inches may be placed in the front window of the house. If the property is a corner property then a sign may be posted in a window on the road side of the house also.

## Cable Access

Cable TV is included in the maintenance fees.

## Satellite Dishes

Satellite dishes or ground based parabolic reflectors are permitted. Consult the unit one construction code for location restrictions.

## Swimming Pool

The swimming pool is for the exclusive use of the residents. Guests must follow all rules or they will be asked to leave the pool area. Residents are responsible for their guests' actions and any damages they may cause. No resident may reserve the pool or pool area for exclusive use.

No children under 3 years of age or any person wearing diapers or is incontinent is permitted in the pool.

Children under 16 are permitted in the pool if accompanied by an adult.

Everyone must shower before entering the pool.

A cover up is required when going to or from the pool.

No food and drinks allowed within 4 feet from water's edge. No glass containers at any time.

No diving, jumping, running or rough play.

No large flotation devices.

No animals allowed in the pool area. Service animals are permitted outside of pool. Owner responsible for cleanup.

Pool hours are dawn until dusk.

Swim at your own risk, there are no lifeguards.

### Shuffleboard Courts

Players must be at least 16 years of age.

Do not play on wet courts.

Equipment must be returned to storage locker.

### Clubhouse

Use of the clubhouse for private affairs must be scheduled through the social club. A \$100.00 refundable security deposit is required and returned if the clubhouse is left in the same condition as it was found. The clubhouse may be reserved by a resident only for the benefit of the resident.

It may not be reserved for a resident's family or friends. No children's parties permitted.

Clubhouse must be cleaned after use. Food must be stored in refrigerator/freezer. Any spills must be cleaned up. All food trash must be placed in trash bags and taken outside to the large trash cans before leaving the clubhouse. Close all window shades, lock all doors and turn off all lights before leaving.

**If alcoholic beverages are to be consumed during the event the host must complete a hold harmless and indemnification agreement available from the social club board, prior to the event.**

### Solicitations

No door-to-door solicitations are permitted in the entire Mainlands community. Please report any offenders to the management office immediately or a board member if the office is not open.

### Complaints/Resident Disputes

The Association has an obligation to enforce the governing documents. However, that obligation does not extend to policing, mediating, or resolving disputes between owners, without a corresponding covenant violation. The Association has an obligation to all owners of the community to do what is in the best interest of all owners, not just the select one or two. If you see a violation in the governing documents a form is available at the clubhouse or the management office.

### Bumper Stickers

Bumper stickers indicating your unit of residence are given out at interviews and are available at the management office. It is up to the individual resident whether or not they will use it on their vehicle.

### Tree Removal

Removal of a tree requires an exterior alteration application. Any tree removal shall also include removal of the stump unless otherwise directed by the appropriate authorities.

### Storage Sheds and Buildings

No storage sheds or buildings shall be allowed on the property. All approved structures must be attached to the existing structure and designed and built to conform to Mainlands Unit One construction codes. Erecting, placing or construction of any building, room or patio not constructed in such a manner as to be attached to and appear as part of the original structure is prohibited.

### Driveways

No artwork or monograms permitted on driveways. Decorative borders at edge of driveways are permitted. Driveway pavers are permitted. There is an 18 foot maximum width required for any driveway. For any driveway work an alteration request must be submitted to the homeowners' board for approval.

### Water turn off

It is recommended when vacating property for an extended length of time, to turn off the water valve to the interior water supply. Also turn off the hot water heater as it can burn out if it should leak while you are absent.

### Garage and Estate Sales

Garage and estate sales in Mainlands unit one are permitted when the following stipulations are met.

1. Board of Directors of Mainlands one is notified a week in advance of the date of sale.
2. Notification a week in advance is distributed to neighbors informing them of the upcoming sale.
3. The day/days of the sale large "no parking" signs are posted on the opposite side of the street.
4. The day/days of the sale, the person in charge shall appoint an adult to ensure no one parks on the sidewalks, blocks neighbors driveways and that the "no parking" signs are obeyed.

### Lake

There is no fishing or swimming permitted in the lake behind the Mainlands Blvd. area of Mainlands unit one.

### Yards

No blowup Jacuzzi's or swimming pools are permitted.

No zero grass (xeriscaping) landscaping is permitted. Use of drip lines and soaker hoses is not permitted.

Installation of french drains is permitted with an approved exterior alteration application.

## Rental/Lease Policy

Resolution # 12583, pursuant to Article II, Section 5H of the bylaws of the association adopted by the Unit One Board of Directors, effective December 5, 1983 and the amendment recorded on November 12, 2019 as amended by the Board of Directors of the Mainlands of Tamarac by the Gulf. This amendment shall be superior and supersede any previous resolutions or amendments.

- No unit shall be rented during the first twelve (12) months of ownership. The owner of a unit, including an estate, trust, or any other means of holding title, is permitted to rent or lease a unit one time in a twelve (12) month period. The twelve (12) months shall begin to run on the effective date of the lease. Units may be rented for a period of not less than three (3) consecutive months (90 consecutive days), and not more than twelve (12) consecutive months. The renewal of any lease is subject to the review and approval of the association.
- Rental quota will not exceed eight (8) percent.
- Any unit to be rented or leased for a period longer than 12 consecutive calendar months must obtain written approval for each additional 12 months or less from the association.
- Unit owners shall not allow unit to be occupied without the benefit of a rental or lease agreement to any person or persons, including persons of lineal descent for more than two cumulative weeks in any 12 month period, unless at least one owner of the unit is physically residing in the unit. Owners are responsible for their tenants and their guests in reference to any and all association rules.
- Timesharing in any form or manner in any unit is strictly prohibited.
- Unit owners are responsible for any damage caused to any common area or exterior of the home by the tenant and/or their guests.
- In the event any tenant(s) cannot or will not abide by the rules of the association, it will be the unit owners' responsibility to control the tenant or evict the tenant as necessary, not the associations.
- All renters/lessees must submit a completed form provided by the association 15 days prior to the lease being approved by the association along with proper fees submitted to the association with proof of age for all occupants and a copy of the lease or rental agreement.
- If the proposed lease or rental is not approved by the association, then the owner shall be advised of the disapproval in writing and the lease or rental shall not be made.

This resolution shall be superior to and supersede any previous resolution of this association pertaining to rental/lease policy. In the event these rules conflict with the condominium documents of unit number one (1), the documents will prevail.

## Fair Housing Policy

Article II, age limitations of permanent residents is hereby amended to read as follows:

“II. Age limitations of permanent residents. In recognition of the fact that the development of the property contemplated by the declaration of condominium has been specifically designed, created and constructed, and will be operated and maintained throughout the life of the condominium for the comfort, convenience, and accommodation of older persons. In order to ensure that this objective is accomplished, no unit may be occupied unless at least one permanent resident is at least 55 years old. If one or more of the permanent residents of the unit is at least 55 years old, then persons under the age of 55 years old may also reside in the unit, subject to the other restrictions of this declaration, provided, however, that no person under the age of 40 years may permanently reside in any unit. If the residency in a unit of any person 55 years old or older is terminated, for any reason, and occupants of the unit in which that the remaining person formerly resided all are under the age of 55, that those remaining occupants shall be entitled to continue to occupy the unit, and continued occupation of the unit by any person less than 55 shall not be a violation of this Article. Notwithstanding the foregoing, any person properly occupying a unit as of the effective date of the amendment of this article shall be allowed to continue to occupy said unit until such time as said occupant has permanently vacated the unit. The continued occupancy of any such person shall not be in violation of this article.”

Construction Code  
Mainlands of Tamarac by the Gulf Unit One

Preamble

The Declaration of Condominium requires that all building changes or modifications be approved by the board of directors.

In order to insure uniformity in the construction or modification of any of the condominium units, the construction regulations which follow must be adhered to:

- A. All provisions of the declaration of condominium and the bylaws, particularly sections 9, 10, 12 and 13 of the declaration and Article X of the Bylaws. In the event of conflict between the Construction Code and the Declaration of Condominium, the Declaration of Condominium will prevail.
- B. The Southern Standard Building Code has been adopted by the Southern Building Code Congress.
- C. Provision of all laws, ordinances and regulations of federal, state and local government bodies.
- D. Contractors to provide proof of liability and workman's compensation insurance.

Purpose

The purpose of this code is to ensure that structural modifications that are built within Mainlands of Tamarac are designed and constructed in a manner that will enhance the aesthetic value of the community, and if possible, preclude the erection of any structure which would create a hazard to the community. This code is intended to serve as a basis for sustaining or improving the quality, appearance and property value of the community.

# Procedure

## Exterior Property Alteration Request Form

### Purpose

The purpose of this procedure/form is to ensure alterations or modifications are constructed in accordance with the Mainlands unit one construction code.

### Procedure

- 1.0 A homeowner wishing to make any exterior alterations to or around their home including landscaping will need to obtain an exterior property alteration application form from the property manager's office.
- 1.2 All completed exterior property alteration applications must be accompanied by reproducible drawings which must contain sufficient details so that the property manager has a clear picture of the work to be done. The following are essentials to be supplied by the homeowner or contractor.
  - A. Plot plan reflecting the location of the present structure on the site and proposed location of changes or modifications. Name of the owner, street address, unit number, block and lot number and name of licensed contractor.
- 1.3 The property manager will review all plans and specifications and verify that the contractor has a current certificate of insurance and occupational permit from the city of Pinellas Park. The manager will then forward the property alteration application along with a complete set of drawings to the board of directors for their approval and recording in the board minutes.
  - A. The manager shall reject an application for nonconformance with the rules and regulations or for not supplying sufficient information. In either case, the manager shall return the plans and specifications to the homeowner along with suggestions or revisions that will make the plan acceptable. The homeowner may then resubmit the application to the manager.
  - B. In the event that the manager rejects a proposed alteration or modification, the homeowner may appeal to the board of directors for a variance. A request for variance shall be filed with the manager in writing within ten (10) working days from the notice of rejection.
- 1.4 The manager, upon receiving the approved exterior alteration application from the board, will supply complete sets of the approved application to the homeowner and the contractor.
  - A. The alterations, modification and construction, having a value of \$500.00 or more, requires a permit issued by the city of Pinellas Park.
  - B. All alterations and modifications and construction, having a value of \$500.00 or more shall be done under the supervision of a contractor licensed by the city, county and state as may be required by law.
  - C. The contractor must present his copy of the approval with plans, to the city of Pinellas Park building department before the city will issue a permit.
  - D. The city of Pinellas Park building permit must be displayed conspicuously at the front of the site during construction.
  - E. Residents are reminded that state law, statute 489.103, requires construction to be done by licensed contractors. However, you can act as your own contractor as owner of your property.

- 1.5 Upon the issuance of the approved exterior property alteration application, it shall be made known to the applicant and/or contractor, which said approval remains in force for only six (6) months prior to commencement of construction. Should construction not commence within six (6) months, a new construction request must be submitted to the manager for reconsideration.
  - A. All contractors desiring work in the Mainlands must furnish proof to the manager that they are properly licensed and have liability coverage, workman's compensation and/or other forms of licenses, permits or insurance that the manager may require for the protection of the Mainlands homeowners.
- 1.6 Residents found to be in violation of the code shall be notified of the violation in writing by the manager. This notice will clearly state the nature of the violation and what must be done by the resident to restore the structure to its original condition. The manager shall specify a given length of time for compliance. The resident may appeal to the board of directors for a variance.
- 1.7 All approved exterior property alteration applications and related drawings will be permanently filed in a block and lot filing system to be maintained by the property manager.
- 1.8 If Mainlands Unit One personnel or authorized companies must remove an alteration that was not part of the original structure, for the purpose of repair or replacement to the home or underground water, storm drain lines or utilities then the homeowner is responsible for the cost of both removal and reinstallation.
- 1.9 Homeowners are responsible for all alterations should they need maintenance or repair, the homeowner assumes total responsibility and liability indefinitely. Any damage caused by the installation or removal of an alteration shall be the responsibility of the homeowner.

## Specific Provisions

### 2.0 Structures to be constructed

- A. All approved structures must be attached to the existing structure and so designed and built as to conform substantially to the design and construction of the original structure.
- B. The erection, placing or construction of any building, room, or patio not constructed in such a manner as to be attached to and to appear as part of the original structure is strictly prohibited.
- C. Nothing may be constructed on the front of any residence which will decrease the setback established for the original structure.
- D. Nothing shall be constructed above grade on the side of any structure except the following: decorative concrete block screen walls or PVC fencing around garbage containers or air conditioning units, see example below. For concrete block the height may not exceed forty (40) inches. For PVC fencing, the highest point of the fencing may not exceed fifty-four (54) inches. Both may not exceed fifty-three (53) inches in width (perpendicular from the outside perimeter wall of the original structure) and shall not exceed in length what is needed to screen said garbage containers and said air conditioning unit. Length is to be determined by the construction code committee and shall not encroach upon any easement area. Both the concrete block and PVC fence shall be white to match the existing structure. PVC fence shall be maintained at the sole expense of the homeowner, and must be anchored in concrete. Allow six (6) inch clearance at the bottom to allow for lawn maintenance. In the event screened walls extend into side yard easements, an easement affidavit must be completed by the homeowner and submitted with the property alteration.
- E. Exterior construction with wood is prohibited.
- F. The placing, erecting or construction of aluminum, metal, fiberglass or other prefabricated storage buildings is prohibited.
- G. The use of aluminum panels as wall systems and kick plates is prohibited except as approved by the board of directors.
- H. Room additions, Florida rooms, screened porches etc. may not exceed the maximum design perimeter of the original house and shall not encroach upon any easement. Design perimeter of the house is construed as the wall line of the house.

### PVC FENCING FOR GARBAGE/AIR CONDITIONING AREA ONLY



**Note:** outer perimeter wall is meant to be the outer most wall line of a structure. Also, the full height of the outer perimeter wall of the structure. (Ex. elevation of ground to the height of the eaves.)

**Exception:** Baldwin and Abbey models were originally offered in one (1) and two (2) bath models. Single bath models may be converted to double bath homes by the addition of a twelve (12) foot wide by a five (5) foot deep area at the rear of the structure. This addition may not exceed the outer perimeter of the original structure.

- I. Any addition to the rear of a structure shall not exceed the width of the original structure and shall not encroach upon any easement area.
- J. All roofs, other than flat, shall be constructed so as to conform to the existing roof lines and appear as part of the original roof. All such alterations will require building permits.
- K. All room addition roofs, other than flat, shall be finished with like color cement tile that conforms substantially to that of the existing roof.
- L. Flat roof replacement/repair will be accomplished with the use of approved roll roofing material.
- M. Glass windows or replacement may either be awning type or vertical single or double hung windows. Finished appearance must conform to other windows in the structure.
- N. Carports may be converted to garages with proper permitting, but all openings shall be closed using 8" concrete blocks, laid in such a manner that load bearing columns are creted over as to prevent the columns from being exposed on the exterior side of the wall.
- O. Association does not repair carport or garage ceilings.
- P. Cabinets in carports shall not exceed eighteen (18) inches in depth, shall be painted a neutral color (white, beige), and can be either at the back or on the side of the carport wall. Cabinets must be permanently affixed to the wall.
- Q. All garages shall be equipped with a metal white overhead door and shall conform to existing garage doors within the area.
- R. Any additional sidewalk, slab, patio or driveway expansion must have prior approval of the board of directors.

### 3.0 Driveways

- A. The maximum width of a finished driveway may not exceed eighteen (18) feet.
- B. The width cannot go beyond the original outer perimeter of the roofline of the original structure.
- C. Expansions **MUST** be made of concrete OR PAVERS. No other material may be used.
- D. Thickness of concrete must conform with all codes pertaining to the construction of driveways for residential use.
- E. The entire driveway must be uniform in composition, color and material.
- F. The use of cement blocks, gravel, brick or stone as a parking or driveway base is prohibited.
- G. Homeowners planning to top their driveways and/or carports with paint or other coatings must have prior approval of the board of directors. Decorative borders at edge of driveways are permitted. Designs, initials, etc. are not permitted. Painting of driveways must end at grass line end of driveway it may not extend onto common sidewalks.
- H. The installation and maintenance of such expansion of driveways are the responsibility of the homeowner.
- I. Replacement of driveway does **NOT** include sidewalk at the street. (sidewalks are maintained by the association)

#### 4.0 Walkways

- A. A walk may be installed on the side of the home containing the garage/carport.
  - 1. It may not exceed thirty-six (36) inches from the outer perimeter wall of the home.
  - 2. It may run the entire length of the home.
  - 3. It must be made of pavers or equals.
- B. A walk may be installed from the rear wall of the home to gain access to the paver/equal patio.
  - 1. It may not to exceed thirty-six (36) inches in width.
  - 2. The walk must be pavers or equals.
- C. When a house has an air conditioner compressor in the path of the walk, the homeowner may construct the walk around the air conditioner compressor.
  - 1. The walk is not to exceed thirty-six (36) inches.
  - 2. The walk may not cross the property line.
- D. A walk may be installed that connects the driveway to the front entryway according to the following:
  - 1. It may measure a maximum of four (4) feet wide from the outer wall of the house.
  - 2. The walk may be pavers/equals or cement slab.
  - 3. If replacing an existing walk, the dimensions may remain the same.

#### 5.0 Patios

- A. Rear Patios
  - 1. Dimensions may not exceed 240 square feet
  - 2. Shall not extend beyond the line created by the perimeter sidewalls.
  - 3. May not encroach on common areas or easements
  - 4. It must not at any time be closer than two (2) feet from the property line.
  - 5. All open patios shall have a concrete slab of not less than four (4) inch thickness, and must have footings. Concrete pads may be surfaced by tiles (terrazzo), stone (river rock), thin pavers, and/or paint or stain.
  - 6. Pavers or equals on a packed sand base are acceptable.
  - 7. This area may **NOT** be screened in.
  - 8. Must comply with city restrictions.
- B. Front Patios
  - 1. Maximum of nine (9) feet from the front wall of the home and seventeen (17) wide.
  - 2. Shall not extend beyond the line created by the perimeter sidewalls.
  - 3. All open patios shall have a concrete slab of not less than four (4) inch thickness, and must have footings. Concrete pads may be surfaced by tiles (terrazzo), stone (river rock), thin pavers, and/or paint or stain.
  - 4. Pavers or equals on a packed sand base are acceptable.
  - 5. This area may **NOT** be screened in.
  - 6. Must comply with city restrictions.

## 6.0 Patio Fencing and Walls

- A. Fencing is permitted around patios, front porch, and side of the house to cover garbage containers and air conditioner unit.
  - 1. Extruded aluminum, wrought iron, PVC fencing are permitted.
  - 2. The highest point of these materials shall not exceed fifty-four (54) inches
  - 3. Must be white.
  - 4. Wood fence construction is prohibited.
  - 5. Must be maintained and repaired at the sole expense of the homeowner.
- B. Walls.
  - 1. Decorative concrete walls around open patios shall not exceed a height of forty (40) inches from the deck, which must be no less than four (4) inches in thickness. All enclosed patios shall have an exit opening to the outside, not less than 36" inches in width and the height of the wall.

## 7.0 Patio Roofs

- A. Aluminum/Composite patio roof.
  - 1. The width and length of the roof may not be wider or longer than the patio.
  - 2. The roof must be white.
  - 3. The awning must be affixed to the cement block wall of the home, and any supporting columns or brackets must be white.
  - 4. The use of wood is not permitted.
  - 5. This area may NOT be screened in.
  - 6. The installation must meet the current building codes and permits issued by the city of Pinellas Park.
- B. Retractable patio awnings are permitted.
  - 1. The retractable awning installation and color must be approved by the Board of Directors.
  - 2. If applicable city permits must be obtained.
  - 3. The awning material must be a woven acrylic sealed laminated fabric. Metals must be high quality aluminum with white powder-coated finish.
  - 4. The width and length of the awning may not be wider or longer than the patio.
  - 5. When installed on concrete wall or block a 3/8-inch diameter 4-inch long concrete anchor bolt must be used every 12 inches along the mounting bracket.
  - 6. A flat washer under the bolt heads must be used to increase the head surface area of the bolts.
  - 7. Awnings must be electric and operated by remote control. They must be supplied with a wireless wind sensor which will automatically close the awning when winds reach 25 mph.
  - 8. A licensed electrician must be used when required.
  - 9. No side screens or side panels are permitted.
  - 10. Cleaning of the awning fabric must be maintained.
  - 11. When not in use awning needs to be retracted
  - 12. Infraction of the stated rules will require the homeowners to remove the awning.

## 8.0 Window and Door Awnings

- A. All awnings must be constructed in aluminum. The use of other material is prohibited. Awnings must be painted white. Colored stripes are permitted.
- B. All awnings, when fully open, must not be less than 6' feet from the ground so that they do not present a hazard to maintenance crews performing mowing and landscaping work.
- C. Front porch awnings are permitted, but may not be screened in. (see hurricane shutters.)

## 9.0 Soffit Screens

- A. May be replaced by perforated aluminum material.
- B. Must be white.
- C. This is done at the expense of the homeowner.

## 10.0 Structural Wall

- A. All concrete, or concrete block exterior walls shall be stucco finished to match the exterior of the house.
- B. Must be painted white.

## 11.0 Painting/Textured Concrete

- A. Exterior walls of all structures shall be white to match existing structure.
- B. Roof fascia and soffit shall be painted white.
- C. Shutters and front doors (except garage doors, which must be painted white) may be painted in a color from a pre-approved color chart. Other colors may be used and the paint supplied at the homeowner's expense. Paint shall be of the same chemical composition as the paint used by contractor on other homes.
- D. Driveway, but not sidewalk, may be painted, but once painted, must be maintained in good condition at the expense of the homeowner.
- E. All soffits and overhangs not textured concrete shall be painted white.
- F. Awnings shall be white aluminum and may have a colored accent stripe matching the trim color of the home.

## 12.0 Miami Curb Recess Cover

- A. Medical reason approved by a physician or variance approved by the board.
- B. Exterior alteration request is required.
- C. Must be marked with safety yellow colors.
- D. Must be screwed to the Miami curb.
- E. Material can be coated steel or Rubber.
- F. Installation, Removal and Maintenance is the responsibility of the homeowner.

## 13.0 Air Conditioning

- A. Installation of room air conditioners shall be limited to the rear of the house.
- B. Room air conditioners may be permanently installed only in the wall and may not extend more than six (6") inches beyond the wall.

## 14.0 Water Softeners

- A. Water softeners may be installed inside or outside.
- B. Must be installed according to City of Pinellas Park guidelines.
- C. Cannot discharge water onto the yard.

### 15.0 Potable Water Lines

- A. The association shall maintain the line from where the copper inlet line is joined to the plastic line and from the plastic line out to the main water connection in the street.
- B. The association will maintain the line up to before the shutoff (if no shutoff present up to the entry of the home.)
- C. The association will locate the underground shutoff for the homeowner or if necessary install one.
- D. Homeowners are responsible to replace shutoffs and hose bibs.

### 16.0 Sanitary Sewer Lines

- A. The association shall maintain the line from the street to the “Y” connection at the sidewalk, or fifteen (15) feet from the property line.
- B. The association is not responsible for locating or installing cleanouts on the homeowners’ sewer lines.

### 17.0 Fire Places

- A. Wood burning/gas fireplaces are not permitted.

### 18.0 Propane Gas

- A. The use of propane gas for general heating and/or cooking is not permitted. Small portable tanks for outdoor barbecues, etc. are permitted.

### 19.0 Satellite Dishes

- A. Satellite dishes or ground based parabolic reflectors for the purpose of television reception are permitted.
- B. Must be mounted on a post at the rear of the residence and at a height not to exceed the roof line of the building.
- C. The homeowner may wish to place the dish on the flat roof. This location will require the homeowner to sign a waiver exempting the association from responsibility for roof leaks in that area.

### 20.0 Hurricane Shutters

- A. All hurricane shutters to be installed shall comply with standards set by Mainlands and the South Florida Building Code, as related to style and materials. This includes the use of plywood. No plywood shutters may be installed during summer when resident is not here.
- B. Must be white.
- C. Plywood panel may be installed when a storm threat is announced, and must be removed after storm or threat of storm has passed.

<b>STYLE</b>	<b>MATERIALS</b>
ROLL-DOWN	ANODIZED ALUMINUM
ACCORDION	LEXAN
AWNING	ALUMINUM (BAKED OR ENAMEL)
TEMPORARY PANELS (storm only)	PLYWOOD

## 21.0 Structural Damage

- A. The homeowners association will not be responsible for structural damage. Structural damage shall include but not limited to:
  - 1. Support beams.
  - 2. Cracked or damaged planters' boxes.
  - 3. Door frames.
  - 4. Window frames.
  - 5. Roof supports.
  - 6. Wall supports.
  - 7. Lintels
  - 8. Structural wall damage or failure.
  - 9. Foundation damage or failure.
- B. Maintenance and repair of areas that have been added to the original structure of a house will not be the responsibility of the homeowners association including but not limited to:
  - 1. Decorative iron railings.
  - 2. Gutters and downspouts (cost of removing and reinstalling awnings to repair rotted fascia board.)
  - 3. Screened-in areas.
  - 4. Awnings (cost of removing and reinstalling awnings to repair rotted fascia board.)
  - 5. Metal rails.
  - 6. Flag poles.
  - 7. All other exterior alterations.

## 22.0 Skylights

- A. Skylights are allowed.
- B. A signed waiver by the homeowner must be on file with the board of directors indicating maintenance on the tile roof around the skylight will be the responsibility of the homeowner.
- C. If the roof is under warranty the company holding the warranty must do the installation.

## 23.0 Fasteners and Related Items

- A. All fasteners, bolts, screws, nails, nuts, anchors, roof flashing, roof valleys, signs, posts, lamp posts and anything else that will be exposed to the elements, shall be aluminum, stainless steel, brass, copper, or other non-ferrous metals.
- B. All plumbing vent pipe flashing shall be made from lead sheets, soldered or welded (called lead burning).

## 24.0 Signs

- A. Homeowners name signs are permitted.
- B. No commercial signs are permitted to be posted on the property.
- C. For sale or for rent signs no larger than 24" x 24" may be placed inside the window at the front, side (in case of a corner lot), and at the rear (in the event it can be viewed from freedom park).

## 25.0 Flag Poles

- A. Installation of flag poles shall not exceed 30 feet in height from ground level.
- B. Must be installed to comply with building codes.

## 26.0 Patio Furniture

- A. Patio chairs, tables, benches, and umbrellas are permitted.
- B. Temporary patio coverings such as pergolas, canopy are only permitted in the rear of the home and must be anchored down.

## 27.0 Solar Panels

- A. If it does not conflict with the Florida Home Owners Solar Rights Act, the solar panels shall be installed on the rear portion of the roof and be installed as to conform to the existing roof line, appearing as part of the original roof.
- B. Prior to installation, the roof may need to be painted. Painting director will make the determination and if it is necessary will schedule painting.
- C. If at any time, a roof leak occurs because of the solar system, the homeowner will bear the total cost of the repair. The cause of the leak will be determined by the unit 1 roofing contractor or by the management roofing personnel. All repairs are to be completed by management maintenance or the unit 1 roofing contractor.
- D. When the roof is to be replaced or repaired, the homeowner is to have the solar system removed, if necessary, to allow the repair or replacement. Homeowner to pay all costs pertaining to the solar system removal and reinstallation.
- E. Mainlands Unit One Association, Management Company, and the roofing contractor are not responsible for any damage that may occur to the solar system during normal maintenance.

## 28.0 Fire pits/tables

- A. Wood burning fire pits and fire tables are not permitted.
- B. Propane fire pits and fire tables are permitted within the guidelines of fire code.

## 29.0 Flags

- A. Homeowners are permitted to display the American Flag, Military Flags, State Flags, Country Flags, Holiday Flags and Sport Team Flags.
- B. Flags must be displayed in a respectful manner.
- C. Flags must be displayed on a flag pole, flag pole attached to the home or a garden flag stand.
- D. Flag size not to exceed 4.5 feet x 6 feet.

