Welcome to The Mainlands

Unit 2

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CHAPTER I

WELCOME TO UNIT TWO in THE MAINLANDS

Welcome to Unit Two in The Mainlands of Tamarac by the Gulf, one of Florida's most unique and 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 Mainlands as pleasant as you expect it to be.

Mainlands is unique as a condominium since the condominium units are individual homes. This provides you with the privacy and the individuality of home ownership and, at the same time provides you with the advantages of condominium living.

In this booklet we 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.

Should there be questions that you might have which are not answered by this booklet, we suggest you contact a Board Member or the Management office who will be more than happy to assist you.

THE MAINLANDS OF TAMARAC:

The Mainlands community, of which you are now a member, is comprised of approximately 1,937 individual homes. The community is divided into seven individual condominiums, usually referred to as Units I, II, III, IV, V, VI, and VII. Each of the condominiums has its own Condominium Association and Board of Directors. The Board of Directors is comprised of Mainlands residents who are elected for two year terms at the Annual Meeting held in November of each year. The Board of Directors meet on a regular basis to discuss the operation of the community and devise policies for operation as well as solving resident problems and answering resident's requests. These meetings are open to homeowner attendance. The dates and times that these meetings are held are posted on the bulletin board.

THE CONDOMINIUM ASSOCIATION:

The Condominium Association of each unit is a corporation not for profit as specified by Florida Law, and each owner of a home in Mainlands automatically becomes a member of the Association upon purchase of his/her home.

THE BOARD OF DIRECTORS:

The administration of Association business and management is carried out by the Board of Directors of the Association. Board directors are elected each year at the Annual Membership meeting.

MASTER ASSOCIATION:

The Master Association, comprised of Units 1-5, was formed so that matters of common interest could be discussed.

This includes items contained in the Common Use Agreement, as well as others.

It allows information to be coordinated on a regular basis.

Recommendations made to the Unit Board of Directors covering more than one unit may be shared.

The President, Vice-President and Treasurer of each individual Association represent their Unit at regularly scheduled meetings of the Master Association, which are held at least quarterly.

THE ANNUAL MEETING:

At the Annual Meeting, the Association members elect successors for the Board members whose terms are expiring. All Directors shall serve for a term of two years and terms shall alternate so that three Directors shall be elected in each even year and four Directors shall be elected in each odd year. The new Board then elects its (President, Vice President, Secretary and Treasurer) within 48 hours of the Annual Meeting. The Association officers serve in that capacity for a term of one year.

COMMON PROPERTY:

All of the property comprising the Mainlands is owned by the Association members. This includes

Streets	Water System	Sidewalks
Irrigation System	Lakes	Storm Drainage
Seawalls	Medians	Sewer Systems
Front Entrance	Gates	Clubhouse

This ownership gives the Association complete control of the community. It also places the responsibility for repairs and maintenance of these utilities in the hands of the Associations.

Neither the city nor the county provides services or funds for the care of these areas. The full cost of maintaining these system is borne by each Association and is paid for through your monthly maintenance fee.

COMMON USE AGREEMENT:

Many of the elements which make up our community are shared or serve the community at large. Some of these items are located within the geographic confines of each Associations' property.

In order to provide continuity of operation and establish an equitable cost sharing basis, Units 1-5 entered into an agreement called the Common-Use Agreement. This Agreement sets forth those areas and items which are included, and establishes a cost sharing method on a pro-rata basis computed on the number of homes in each Unit. For complete information, see "Common Use Agreement" on file in the Management Association office.

ANNUAL BUDGET:

Each year the Board of Directors compiles and adopts an annual operating budget. The amount of the budget is determined by examining projected expenses for the next year. The Board and management do considerable research in order to determine what costs will be. The Board also must consider the condition of the community's properties and determine costs for replacement and repair as well as other items.

The amount of the annual budget adopted by the Board of Directors determines what your monthly assessment will be. Each Association member pays a maintenance fee determined by his pro-rata share of ownership of the community properties.

ASSOCIATION MAINTENANCE:

Your Association is responsible for maintaining virtually everything you see in your community. Of course, the interior of your home is the responsibility of each owner.

It is important to remember that many of these items are on maintenance and replacement schedules and are taken care of as they come due. It is the Board's responsibility to set maintenance schedules and determine the amount of work to be performed.

LAWNS:

The Association provides the basic care for your lawn including:

- Mowing
- Edging of sidewalk and driveway
- Fertilization of turf grass
- Herbicide for weed control in turf grass
- Insecticide spray in turf grass

Each homeowner is solely responsible for maintenance of plants, trees and landscaping in each homeowners' yard. It is the homeowner's duty to see that these are kept neat and trimmed at all times, including the periods of owner absence. If the lawn plantings and shrubbery become overgrown and unsightly, the Board will order the area to be cleaned and trimmed at the expense of the owner.

BUILDING MAINTENANCE:

- Roofs
- Flat and tile roofs are replaced due to normal wear and tear at the expense of the Association when needed as is determined by the Board.
- Tile roofs are power washed and fungicides are regularly applied.
- April 12, 2023 all new tile Roofs will be the single color Royal Palm (light grey)
- White tile roofs are sprayed white under a maintenance contract according to a schedule set forth by the Board.
- If a homeowner erects a roof over a patio or front porch, it should be of composite material at least 3" thick and conform to Florida Wind Mitigation requirements. Such roof will then be the sole responsibility of the homeowner to replace or repair.
- Wood Fascia Boards and soffit repairs are also the responsibility of Mainlands.
- Homeowner is responsible to remove and replace gutters for fascia repair.

ROOF LEAKS:

Roof leaks should be reported to Association office promptly so that repair can be scheduled. Repairs to damage in the interior is at the expense of the owner.

IMPORTANT: WALKING OR STEPPING ON YOUR ROOF IS PROHIBITED EXCEPT BY AUTHORIZED PERSONNEL. SOLAR PANELS void roof maintenance by Mainlands.

PAINTING:

The Association is responsible for the exterior painting of each house including all wood and trim, shutters, exterior ceilings, garage and front doors. Prior to painting any exterior wood rot is noted and replaced. The painting schedule is defined by the Board.

The original color (white) of the house is permanently maintained by the Association. If you desire any color change for your shutters and/or front exterior doors other than those on the approved chart, you may purchase the paint yourself and notify the paint Director and the painter when it is time for your home to be painted.

REPAIRS:

From time to time you will note small "hair line cracks" on your exterior walls. The cracks are normal and do no damage to your home. If you note a large crack (more than 1/8 inch wide), please report it to the Association office so an inspection can be held. If a repair is necessary it will be scheduled.

IMPORTANT: THE HOMEOWNER IS RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND REPLACEMENT OF ALL WINDOWS, WINDOW FRAMES, DOORS, DOOR FRAMES, GARAGE DOORS, GARAGE DOOR FRAMES, SHUTTERS, AND GUTTERS.

SPRINKLER SYSTEM:

The Association operates and maintains an irrigation system throughout the entire community. The system is designed to augment rainfall, not replace it. Each yard is scheduled for watering for approximately 15 minutes on a frequency according to city regulations. If you note broken sprinkler heads, clogged heads, or some other malfunction, report it to the Association office. Sprinkler Maintenance is included in the budget and it pays for replacement parts, timer boxes, new pipe and couplings, and new sprinkler heads. The system is comprised of over 100 miles of pipe and almost 30,000 sprinkler heads.

SOD REPLACEMENT:

The Association is responsible, to the extent that the budget permits, for the replacement of dead and weed infested grass in your lawn. Sod replacement is usually done only once a year and the Board determines which lawns will receive new sod. This determination is based on need, with the lawns in poorest condition being given priority status.

MODIFICATION OR IMPROVEMENT TO YOUR HOME:

Any changes you wish to make to the exterior of your home must be approved by your Board of Directors prior to commencement of work. If you plan a modification, you must comply with the construction code. Failure to obtain prior authorization may cause removal of the construction at the owner's expense.

RULES AND REGULATIONS:

Information pertaining to resident conduct is contained in the community rules (see Rules and Regulations). The continued success of our community depends on our ability to govern ourselves and our desire to maintain the high standards we have set for the community.

The Board of Directors can, and does, enforce the rules and is empowered by Florida Law to take court action and levy fines to gain compliance with the Rules and Regulations.

ELECTRIC:

Your home is individually metered. You are billed directly by the current energy company for your electric energy you use in your home. Electricity for street lighting, front sign entry signs, swimming pool pumps, and the clubhouse is paid for by the Association and is part of your monthly fee.

RECREATION AREA:

Each Unit has its own recreation area which also includes a recreation building containing meeting rooms, full kitchen, and library. This area also has a large swimming pool and shuffleboard courts.

The Association has a full schedule of social events which is posted on the bulletin board in your clubhouse and in the monthly newsletter.

SALE OR TRANSFER OF OWNERSHIP:

When you sell or rent your home, the new purchaser or tenant must be interviewed and approved by the Association and a Certificate of Approval must be executed by your Board of Directors. There is a nonrefundable charge determined by the Board for the interview. Homes may be leased a maximum of 2 (two) times a year for a minimum of 3 (three) months. If and when you decide to sell or rent your home, contact the management Association office and they will provide you with an application for a Certificate of Approval. Individual rooms cannot be rented.

Have your purchaser or tenant complete the application form provided and return it to the Homeowners Board Secretary for processing.

IMPORTANT PLEASE ALLOW YOURSELF AND YOUR CLOSING AGENT AMPLE TIME SO THAT THE CLOSING WON'T BE DELAYED.

When processing has been completed, your Board will issue an executed Certificate of Approval which must be included with your closing papers. This is the buyer's copy of the application.

SALE OR RENTAL OF YOUR HOME:

If you sell or rent your home, whether by yourself or with a real estate agent, all new residents must be approved by the Association and a Certificate of Approval must be executed by your Board of Directors. You must furnish to the buyer, at least 7 (seven) days before closing, your copy of the complete current Condominium Documents, including the Declaration of Condominium, Articles of Incorporation and By-Laws. If you do not have these documents, the seller must secure a copy from the Secretary of Unit Two. (A fee will be charged for these documents.)

It is your responsibility to see that the buyer and/or all tenants attends a meeting with a committee of the Homeowners Association prior to closing. Schedule this interview with the Secretary of the Board. Furnish the buyer or renter with a transfer of ownership form which is available from the manager or the Board Secretary. Buyer or tenant must complete the form and bring it to the interview and provide Photo ID and be subject to Board Defined Background Check. After the sale or rental is approved, your copy of a booklet on rules and regulations and all condominium documents must remain in the home. If you are using a realtor, be sure that the realtor is aware of this procedure.

MAINTENANCE FEE:

Maintenance fees are due on the first of every month and are needed for operational purposes. The law now permits us to impose a penalty for late payments. Any payment received after the 15th of the month will be considered late. You may pay by check or we now have an auto withdrawal plan to which you can apply. Checks should be mailed to

Mainlands of Tamarac by the Gulf
Contact the Association office for current address

One of the questions most frequently asked by homeowners is "What does the maintenance fee pay for?" The following information explains what the monthly fee covers.

- Lawn Maintenance
  Part of the monthly fee is allocated to the mowing, edging, and spraying of your lawn, the front entryway, medians on the Boulevard and the recreational area.
- Sprinkler Maintenance
  Part of the monthly fee is allocated to pay for the maintenance of the sprinkler system.
- Swimming Pool Maintenance
  It pays for chemical and cleaners to maintain the water quality of our swimming pool as well as replacement and maintenance parts for the pump, valves, filters, and pool deck area. The Association pays for maintenance of pool heaters.
- Electricity
  Pays for electricity for street lights, front entry lights, and air conditioning at the clubhouse, electricity for the pool pumps and motors. Also covers the cost of operating the heat pumps used to heat the swimming pool.
- Water
  For use at clubhouse, individual homes, and swimming pool.
- Maintenance Salaries
  All general services performed by Unit Two personnel.

- Cable TV

  Each home in Unit Two is provided with cable and internet service. If cable has not been installed in the home, it is done at the homeowner's expense. Any premium channels subscribed to are at the homeowners expense. For specific details contact the management Association office.
- Insurance

  All of the common properties such as the recreation areas pump house and sewer lift station are insured against loss due to fire, storm and other risks. The Association also maintains liability insurance on the common areas and Association officers and directors. Each homeowner pays a portion of these premiums through the monthly maintenance fee. This does not cover individual homes and homeowners are responsible for insurance on their own property.
- Recreation

  There is a mortgage on the recreation area. Each homeowner pays, as part of their monthly maintenance fee, an equal share of the mortgage amount. Your Association budget includes maintenance and repair of the recreation building, plus the surrounding area, including the swimming pool, shuffleboard courts and other areas.
- Roof Washing and Painting

  The tile roof on each home is washed and/or painted on a regular schedule as determined by the Board of Directors. This schedule is posted yearly on the bulletin board in the clubhouse Association office

- Paving
  All of the approximately 17 miles of streets, curbs, and sidewalks in the community are owned by the Association members and must be maintained by the Association. A portion of these are paved as needed with repair work conducted throughout the year on an "as needed" basis. The Associations have each set up a "reserve" account for the major expense of paving and repair including all of Mainlands Boulevard (shared by Units 1-5). A portion of each maintenance fee is set aside to cover these costs.
- Lakes and Weed Control
  Each individual unit is responsible for the cost to the seawalls and quality of the water in their lakes. Seawalls are repaired as needed.
- Medians and Front Entry
  Medians and front entry are maintained at the expense of the Master Association.
- Professional Fees
  Legal counsel and auditor fees are paid by the Association.
- Recreation Area
  Your Association pays for the maintenance and repair of the recreation building, and recreation area.
- Sewer and Storm Drains
  All of these systems are owned and maintained by the Association of which costs are included in the maintenance fee.
- Taxes and Permits
  Taxes and permits for the operation of the condominium are paid by the Association.
- Warehouse Expenses
  Under Common-Use Agreement, the Units contribute to the cost of a base of operation. This includes storage space for equipment, vehicles, and the Association office for management personnel.

CHAPTER II

RULES AND REGULATIONS

The condominium documents covering residency in Mainlands contain among other things, rules and regulations pertaining to residents of Mainlands. Powers of enforcement of these rules are in the province of the Homeowners' Association Board of Directors.

Certain of these rules and regulations contained in the Condominium Documents are thought to require explanation or clarification. To this end, the following rules and regulations are set forth to cover certain areas that are most violated. The rules are not intended to supersede or take the place of those rules specifically set forth in the Condominium Documents but, as previously stated, is a summation of those rules that if adhered to would make our residence in Mainlands much more pleasant and enjoyable.

ANTENNAS and SATELLITE DISHES:

Only one antenna may be placed on the exterior of each house. All antennas erected must be on the rear of the house and no higher than fifteen (15) feet above the crown of the roadway. Small satellite dishes for the purpose of receiving television reception are also permitted on the exterior of the house. No antenna may be mounted on the roof.

NOTE: A contractor must install the satellite dish.

CLOTHESLINES AND CLOTHESLINE POLES:

Shall be taken down when not in use. They shall not be utilized on Sundays or major holidays nor on lawn mowing days. Clothesline poles may be placed in the back of homes and not in the front. They cannot impede cutting of lawns.

DAMAGE RESPONSIBILITY:

The Association shall not assume or accept responsibility for any damages or injury to the house or persons which is caused by work done by the licensed or unlicensed handyman or any other person.

DECORATIVE WROUGHT IRON:

If in need of repair or replacement, it is the responsibility of the homeowner. The exception being if the wrought iron is a support column.

WILD LIFE:

Feeding of any type of wild life is prohibited, except that bird feeders on poles or in trees at a minimum of four feet above the ground are permitted.

FISHING:

No fishing in any Unit Two lake or canal; this includes "catch and release".
Note: Catch and release fishing is permitted on a resident's own property or with homeowner's permission.
Cast netting is never allowed.

HOUSES:

Each dwelling shall be used only as a single family residence, and for the furnishing of services and facilities herein promised for the enjoyment of such residences. Each of the units for which provision is made by the Condominium Documents shall be occupied by a family as its residence and for no other purposes.

The term "single family residence" shall be defined for the purposes of this restriction as one (1) or more persons related by blood, marriage or adoption and their families or no more than two (2) unrelated persons and their families living together as a Single Housekeeping Unit. However, the Unit shall remain as a single family dwelling and comply with Florida Laws.

NEIGHBORHOOD WATCH:

We are members of "Neighborhood Crime Watch" so report any strange or suspicious activity to the Pinellas Park Police Department's Non-**Emergency** phone # 727-541-0758. *DO NOT CALL 911 EXCEPT IN CASES OF EMERGENCY.*

PAINT BY OWNER:

When a homeowner wishes to paint the exterior walls at his own expense, the homeowner must apply and receive a written-approved alteration form. Exterior walls must be white. Only authorized contractors shall be permitted to perform such work. Front and side doors may be painted a color to match shutters. Garage door must remain white.

PARKING:

Parking is not permitted on the sidewalks as they will not stand the weight of the vehicles. Please do not park on them or allow your visitors or contractors to do so. When the sidewalks are crushed from too much weight, WE, the homeowners, must pay to have them replaced.

- Recreation vehicles may be parked on driveways (but not on sidewalks) for a period not in excess of 48 hours for the purpose of loading or unloading.
- There may be no overnight parking of automobiles on the streets. No part of a vehicle may be parked on the sidewalks or lawn.
- Motor vehicles are prohibited from parking on the driveway, parallel to the home:
    - Motor vehicles parked in a homeowner's driveway must be parked perpendicular to the home and may not overhang the sidewalk.
- Visitors' vehicles may be parked overnight on the recreation area parking lots, providing they display a visitor's parking permit. These permits may be obtained from the management Association office. For special circumstances contact a board member. Permits are only allowed for a maximum of 14 (fourteen) days per calendar month. Florida law provides that residents' or non-residents' cars parked overnight on condominium property, (streets or recreation areas) may be towed away at the expense of the owner.
- Parking or storage of boats and trailers is NOT PERMITTED. The overnight parking in any driveway of recreational vehicles is only permitted for 48 hours as long as it is not blocking the sidewalk or parked on the grass.

Commercial vehicles or any vehicle with lettering is not allowed to park overnight in driveways unless the vehicle has a vehicle cover.

- Golf carts may not be parked on lawns. They may be parked on patios, driveways, or on patio blocks or pavers on the side or back of the house.
- REGULAR USE OF CLUBHOUSE PARKING LOT AS PRIVATE PARKING AREA IS NOT ALLOWED. Overnight parking permits only must be displayed in the front window.

PERMANENT RESIDENCY:

The Declaration of Condominium has been specially designed, created and constructed, and will be operated and maintained throughout the life of the Condominium for the comfort, convenience and accommodation of adult person, and the use of any of the condominium property, and especially the occupancy of any of the units thereof, is hereby limited to permanent residents, at least one of whom shall be fifty-five (55) years of age or older and none of whom shall be under Forty (40) years of age.

Persons residing in the units who are neither approved owners or tenants, and who remain in units for longer than forty-five (45) total day in a calendar year, will be considered "residents" and are therefore must be approved by the Board of Directors, pursuant to the procedures set forth elsewhere in the Declaration of Condominium. Any violations regarding current rules and regulations violations will go to the FINING COMMITTEE for resolution of the violation.

STORAGE PODS:

Storage PODS are permitted for fourteen (14) days in the driveway, but are not permitted to block the sidewalk. An alteration application permit is required.

PETS:

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

No exotic pets are permitted. Pets are not allowed on recreation property. Disability assistance animals and emotional support animals are allowed if they are correctly registered with the Association office and a certificate of medical authorization and pet certification paperwork is filed with the management Association office. If tethered outside, owners must be present at all times per Pinellas county ordinance. No breeding of animals is permitted.

- Animal excrement, even if in plastic bags, must not be disposed of by placing/throwing it in storm drains, lakes, canals or other person's trash receptacle. Pet waste must be placed in the pet owner's garbage receptacles.
- Pets are not allowed on recreational property.
- When outside, pets must be on a leash at all times. The leash must not exceed beyond 10 feet.
- In the event of complaints regarding pet owners not in compliance with pet rules, violation letters will be sent to the pet owner. If the pet owner is not in compliance with pet rules after the second violation letter, the pet may be required to be removed from the property.
- Other types of animals are prohibited except caged birds, caged small mammals such as gerbils or hamsters and fish in a fish tank.
- No pet shall be left outside a house when the owner or authorized occupant of the house is not present with the pet.

PLANTERS:

Planters that are a part of or attached to the house and become cracked or broken due to root expansion must be repaired or replaced at the homeowner's expense. Such repair or replacement must be done so as to put the planter back into its original condition or appearance. They may be removed by the homeowner with permission of the Board.

PROPERTY REGULATIONS:

No immoral, improper, offensive or unlawful use shall be made of the condominium property, or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

OUTSIDE STORAGE:

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

PROPERTY IMPEDIMENTS:

No fence, hedges, trees or other impediments shall be planted on lot lines or easements.

SIGNS & FLAGS:

No signs, political flags, or political banners of any kind shall be erected or displayed upon any of the condominium property or automobile. Signs displayed for a sale or rental of a home shall be restricted to one sign per home, size 24" X 24", and said sign shall be displayed in the front window. An additional sign is permitted for corner lots (front and side) and for homes abutting the golf course or lake (front and rear) a maximum of two signs allowed.

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

SOLAR HEATING AND SOLAR PANELS:

Solar heating and panels are permitted. The Florida Home Owners Solar Rights Act, Chapter 163.04 simply states, "A property owner may not be denied permission to install solar collectors." If a homeowner chooses to install solar collectors, the homeowner must complete and have approved an exterior alteration application

- The installer must have all required operating permits and insurances.
- Due to the fact that the tile and pitched/flat roof on which the collector is to be installed are interconnected, they will no longer be repaired, replaced or maintained by Mainlands of Tamarac by the Gulf Unit Two Association. The homeowner must sign an acknowledgement to that fact.
- If the homeowner removes the solar collector and then replaces the roof without solar panels or collectors, using the current Unit Two roofing contractor, then the Association will again be responsible for repair, replacement and maintenance of the tile and pitched/flat roof.
- The solar collector must be installed as to conform to the existing roofline and appear as part of the original tile roof.
- The homeowner is responsible for power washing and painting the roof prior to installation. After installation, the Homeowner must maintain the washing and painting of the roof in accordance with Unit Two schedules and specifications.
- The Solar Collectors must be installed on the rear portion of the tile roof as long as it does not conflict with the Florida Home Owners Solar Rights Act.
- The Homeowner is required to notify potential buyer(s) that the tile and pitched/flat roof is not the responsibility of the Unit Two Association. This must be done prior to the interview process.

SPEED LIMIT:

A speed limit of 25 miles per hour has been established for all streets and roadways in the Mainlands area.

STRUCTURAL CHANGES:

No structural changes, alterations or additions including awnings, exterior decorating and painting, patios and sidewalks shall be made except with the approved alteration form secured.

TRASH CANS, ETC:

All garbage and trash containers and water softener systems must not be kept on the porch or placed in front of the house, but all garbage cans must be kept in a neat and orderly fashion and hidden from view as much as possible. Residents are asked to wait until after dusk on the evenings prior to trash collection to place their containers at the curb. Also, please use rubberized containers to prevent animals from getting into the trash.

TREE REMOVAL:

Homeowners desiring to have a tree removed must obtain approval from Management and the City of Pinellas Park prior to starting work, in order to prevent damage to underground wires, water lines or any utility companies' equipment. Trees must be removed below ground level and the area re-sodded.

USE OF PREMISES:

Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property or neighborhood. Condominium units may not be used to operate a business, or for any commercial use whatsoever.

WATER AND SEWER LINES:

The Association maintains water lines from the water main in the street up to and including the shut-off valve and the hose bib. The Association is only responsible for sewer line from the “Y” to the street.

WATER SOFTENERS:

Water Softeners may be installed and must meet city requirements, an alteration request must be approved for water softener installed whether inside or outside.

CHAPTER III

CODE OF CONDUCT OF MAINLANDS OF TAMARAC

UNIT TWO

The philosophy underlying these rules is:

- Consideration of others.
- Safety of all residents and guests.
- Economize on maintenance expenses.
- Assurance that all of us may enjoy our facilities with the maximum of freedom along with good taste.

The following is a code of conduct to which each resident and his/her guest is expected to adhere:

- This is a residential area, not a summer resort. Good taste dictates that residents and guests be dressed with robe or other covering and footwear, to and from the pool.
- Cutting between houses to the recreation area is prohibited.
- Renters or those occupying a home while the owner is away will be considered a resident, and must adhere to all rules.
- No pets are allowed in the recreation area.

SWIMMING POOL:

THE FOLLOWING ARE STATE BOARD OF HEALTH LAWS AND MUST BE FOLLOWED. FAILURE TO COMPLY COULD RESULT IN THE POOL BEING CLOSED BY THE STATE AUTHORITIES FOR AN INDEFINITE TIME. PLAY SAFE AND OBEY ALL THE RULES. ALL PERSONS USING POOL MUST FOLLOW ALL POOL RULES POSTED IN POOL AREA.

- All swimmers must shower before entering the pool.
- No suntan oils or lotions are permitted in the pool area. You may use sun block. Remember to put a towel under you when you sit on the chairs or lounges.
- Wearing masks, snorkels, fins or using any floatable object (**except noodles and water wings**) or throwing objects into the pool will not be permitted. Children may wear safety devices.
- No children should swim in the pool alone. In the pool area, children 14 years of age or under must be accompanied by an adult at all times.
- It is recommended you do not swim alone.
- Do not hang on buoy rope or remove it.
- Pool is open every day, year round. Hours are from sun up till sun down.
- Running, yelling, jumping, diving or playing games in or around the pool is prohibited.
- No glass is permitted in the pool area.
- No reserving of chaise lounge chairs.
- Swimmers must wear only swimming apparel in the pool.
- Swimmers must not enter the clubhouse in wet bathing suits or without footwear. Outside entrances to restrooms are opened with clubhouse key. No changing of clothing is allowed in restrooms.
- All incontinent persons, regardless of age, must wear appropriate waterproof diapers or swimsuits.
- No intoxicated persons, under the influence of drugs or alcohol, are allowed in the pool area or in the pool.
- Gates to pool should be kept locked at all times.

USE OF TOBACCO AND VAPING PRODUCTS:

The use of tobacco and vaping products are restricted to designated areas only.

RECREATION HALL

- Scheduled events will be posted on the bulletin board giving time and days of various activities.
- Special events can be scheduled and must be cleared with the chairman in charge of the calendar.
- The chairman of a committee for special events to be held in the recreation hall must specify dates, times, portions of the hall required and plan such activities well in advance, and so there will be no conflict in using the facilities.
- All equipment and facilities used by any group must be used with care and replaced in its original location or storage area after completion of the event.
- Special equipment such as P.A. system, stereo, television, radio, projectors, etc. may be operated with permission of the Clubhouse Director.
- State law prohibits children under 18 from attending BINGO.
- All refuse and decorations must be properly disposed of at the completion of any event.
- Any damaged equipment must be reported to the Director in charge of the recreation area.
- The recreation hall may be reserved for private parties by registered residents. A non-refundable fee is charged for the use of the facilities. In addition, a refundable deposit is charged to insure proper clean-up of the facility after each event. Repair costs for damages is the responsibility of the renter.
- Reservation of the hall does not include use of the pool. Additional restrictions apply. Please refer to Association office and contract for more information. Any homeowner reserving the Clubhouse for a party must be present during the entire event.
- Firearms are not permitted in the clubhouse.

SHUFFLEBOARD COURTS:

- Hours are from sun up till sun down.
- The care and maintenance of the shuffleboard courts is the responsibility of a group designated by the clubhouse director therefore, no wax, silicon or other substance shall be applied to the courts.
- All equipment must be returned to the storage room at the completion of the game unless you are turning your equipment over to other players; in such case the last players are required to see that all equipment is placed in the storage room.
- When all courts are in use and others are waiting to play, we require all players to relinquish the court after 3 games. Other times there are no restrictions on the length of play.
- Any damaged equipment must be reported to the Director in charge immediately.
- As equipment is costly to replace, children under 16 years of age shall be discouraged from using the shuffleboard courts. Homeowners are responsible for their guests at the shuffle board courts.
- No wet bathing suits are to be worn while playing or entering the shuffleboard court area.
- Cues must not be removed from Unit Two recreation area.
- Food, drinks, glasses, paper cups, etc. are not permitted on the courts.
- Using courts while they are still wet after a rain will gum up the surface of the courts. This slows courts and makes them more or less unfit for further use. Therefore, to avoid this situation, use of the courts after a rain, before they are thoroughly dry is not permitted.

YARD SALES AND ESTATE SALES:

Yard sales and estate sales shall be permitted on any Mainlands Unit Two properties, but with the following restrictions.

- Parking shall be allowed on one side of the street only, on the side on which the house is located. No double parking is permitted. It is the responsibility of the homeowner to obtain at their expense and place no-parking signs. The homeowner shall place the no-parking signs on the opposite side of the street across from the sale.
- All items to be sold shall be within the confines of the home, driveway, yard or garage.
- Items to be sold shall be only those items that have been part of the household and items from other areas shall not be brought into the house to be sold.
- There can be outside advertisement and there may be a sign at each entrance to the Mainlands. There may be signs directing people to the site of the sale. They must be removed by the end of the day of the sale. The sale shall be limited to two days, and between the hours of 7AM and 5 PM.
- The purpose of these sales is only to sell the items from the homes and shall not be used for selling merchandise that are foreign to the home.
- A group homeowners' sale is allowed when sponsored and run by one of the official Unit Two clubs.

CHAPTER IV

CONSTRUCTION CODE

The Declaration of Condominium requires that all building changes, alterations, and modifications or replacements must be submitted through the Property Manager and be approved by the Alteration Director

In order to insure uniformity, all Exterior Property Application forms must be approved and accompanied by a copy of a City of Pinellas Park permit when applicable for the construction or modification of any condominium units.

All alterations to the home are the sole responsibility of the homeowner to maintain and repair.

General information regarding the Unit Two Construction Code is in a basic, and condensed format. A brief description will be found in the booklet. All alterations must meet city and county code.

PROPERTY MANAGER:

The function of the Property Manager is to make sure the first part of the Exterior Property Alteration Application form is filled out correctly.

- That the contractor to be used is currently licensed and has the appropriate current licenses and the proper and current insurances.
- That any plans and specifications of work to be performed are found to be complete and part of the application.
- To check that no work encroaches into any common or easement area.
- To keep records of work completed by contractor or homeowner for the homeowners' file.
- The Property Manager cannot give sole approval for any type of work to be performed in Unit Two. It must be countersigned by the Alteration Director.

ALTERATION DIRECTOR:

The function of the Alteration Director is to process the Exterior Alteration application form in an orderly and timely fashion. When requesting an alteration, contact the alterations director initially to learn if your desired change is allowable. If the answer is yes, complete an application and file at the Mainlands Association office. The Alterations Director actions will then be to:

- To check any plans and specifications attached to application.
- To inspect site.
- To approve or disapprove any application and to make its reason and recommendations known to the Board of Directors.
- You will be given an Alteration Permit when your application is approved and this permit should be placed in a front window along with the county and/or city permit.
- Upon completion of the work the Alteration Director must be notified.
- No work may be started until after the alteration permit is signed and returned to the homeowner.

BOARD OF DIRECTORS:

The function of the Board of Directors is to hear the recommendations of the Alteration Director whenever a dispute arises and make resolves. The Board of Directors may be called on to make decisions on variances, to preserve quality, appearance, and value of the community as a whole. The Board of Directors may not be required to sign-off on any alteration form and the Alteration Director will act on the behalf of the Board.

THE FOLLOWING REGULATIONS APPLY FOR ALL CONSTRUCTION. ADDITIONALLY ALL CONSTRUCTION MUST ADHEAR TO CITY AND COUNTY CODES.

- All provisions of the Declaration of Condominium and the By-Laws, particularly Sections 9, 10, 12, and 13 of the Declaration and Article X of the By-Laws. In the event of conflict between the Construction Code and the Declaration of Condominium, The Declaration of Condominium will prevail.
- The Southern Standard Building Code which has been adopted by the Southern Building Code Congress' latest issue.
- Provisions of all laws, ordinances, and regulations of federal, state, and local government bodies.
- Contractors MUST provide proof of current license, current liability and current workman's compensation insurance.
- Unlicensed contractors Chapter 455.228 of the Florida Statutes allows the Florida Department of Professional Regulations to request the Circuit Court to impose a civil penalty on individuals who aid and abet unlicensed construction contractors. They may also be liable for court costs and attorney fees. Aiding and abetting is defined as anyone who employs an unlicensed contractor or company. Homeowners must advise the construction company in writing that work cannot begin without a Mainlands approved Alterations Request and an appropriate government permit.

PURPOSE OF CODES:

The purposes of the codes are to insure that structures, alterations or modifications that are built within Mainlands of Tamarac by the Gulf, Unit Two Condominiums are designed and constructed in a manner that will enhance the aesthetic value of the community, and preclude the erection of any structure that would create a hazard to the community. The codes are intended to serve as basis for sustaining or improving the quality, appearance, and property value of the community.

CONSTRUCTION PROCEDURE:

Any homeowner wishing to make exterior alterations, modifications to or around their home must fill out and have an approved Exterior Property Alteration form. Before completing the form and securing quotes on alterations, contact the Alternations Director to learn if the desired alterations are allowed. Replacement items must be of like or better quality.

- All completed Exterior Property Alteration Application forms must be accompanied by drawings, which must contain sufficient details so that the Property Manager and the Alterations Director has a clear picture of the work to be done. The following are essential and are to be supplied by the homeowner.
- A lot plan reflecting the location of the present structure on the site and the proposed location of changes.
- A title block reflecting the name of the owner, street address, unit number, block and lot number, and the name of the contractor.
- A specification page detailing dimensions of footers, roofing detail, electrical conduit, outlets, and lights, plumbing, and any other work that is part of the proposed change when these types of changes are part of the application.
- The Property Manager will review all plans and specifications and verify that the contractor has a current license, a current certificate of insurance, current worker's compensation insurance or a State of Florida certificate of exemption, and an occupational permit from the City of Pinellas Park if required. Upon approval the Property Manager will then forward the Exterior Property Application form along with the complete set of drawings to the Alteration Director. The Alteration Director will then make a determination and a decision as to whether to approve or disapprove.

- The Property Manager will reject an application for non-conformance with the rules and regulations or for not supplying sufficient information. In either case, the Property Manager will return the plans and specifications to the homeowner. The Property Manager or Alterations Director may make suggestions that will make the plans acceptable. The homeowner may then resubmit the application to the Property Manager.
- In the event that the Property Manager or the Alterations Director rejects a proposed alteration or modification, the homeowner may appeal to the Board of Directors for a variance. A request for a variance should be filed in writing with the Alterations Director within ten (10) calendar days from the date of the notice of rejection. The homeowner or representative will then be allowed to appear before the Board of Directors.
- The Property Manager upon receiving the approved application from the Alteration Director will return a copy of the approved alteration application and any plans submitted with said application to the homeowner. A copy of the approved application will be supplied to the Alterations Director.

NO WORK WILL COMMENCE WITHOUT AN APPROVED ALTERATION APPLICATION AND, IF APPLICABLE, AN APPROPRIATE CITY OF PINELLAS PARK PERMIT. FOR EMERGENCIES, CONTACT THE ASSOCIATION OFFICE OR ALTERATIONS DIRECTOR

Upon issuance of the approved application, and all proper and appropriate permits, it will be made known to the applicant that said approval remains valid for (90) ninety calendar days from the date of approval. Should construction not commence within ninety (90) calendar days, a new Exterior Alteration Application form must be submitted to the Property Manager for reconsideration through the process described above.

All contractors desiring work in Mainlands of Tamarac by the Gulf, Unit Two Condominiums have identifying signs and must furnish proof to the Property Manager that they are properly and currently licensed and have current liability insurance, current Worker's Compensation insurance or a State of Florida certificate of exemption and/or other forms of licenses, permits, or insurance that the Board of Directors may require for protection of said Unit Two Condominium Association, Inc.

Residents found to be in violation of the Construction Code shall be notified in writing by the Alteration Director. A copy of this notice will be sent to the Property Manager on the same date. This notice will clearly state the nature of the violation and direct the homeowner to restore the structure/property to its original condition. The Property Manager will specify a given length of time, not to exceed thirty (30) calendar days from the date the Property Manager was notified by the Alteration Director of the violation, for compliance. The homeowner may appeal to the Board of Directors for a variance.

All approved Exterior Application Forms and related drawings will be permanently filed in a Block and Lot filing system. These files will be maintained and kept current by the Property Manager.

Easement affidavits and requests for variance must be completed and submitted with The Exterior Property Alteration Application form whenever a project protrudes into a designated easement area or will extend beyond the outer perimeter walls of a structure or will extend beyond a property line.

STRUCTURES TO BE CONSTRUCTED

- 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.
- Storage containers must be requested on an alteration request and approved by the Alterations Director. Measurements of any new storage containers are not to exceed eighty (80) inches tall, twenty-four (24) inches deep, and six (6)feet wide and must be constructed of nonferrous material. They should be contained behind a wall and not visible from the front of the house.
- Nothing may be constructed on the front of any structure, which will change the setback lines established for the original structure.
- Nothing shall be constructed above grade on the side of any structure except for the following:
- For concrete block placed around patios or porches, the height may not exceed fifty four (54) inches and it may not go beyond the patio or porch. It shall not encroach upon any easement area. It shall be white to match existing structure. It shall be maintained at the sole expense of the home owner.
- Addition of carports for ABBEY UNITS Owners of ABBEY homes that have no carports will be allowed to extend their driveways to add a carport next to their home as long as the proposed carport does not infringe on the easement of a neighboring residence. The roof must be added in accordance with rules and approved by the roofing Director. All concrete must be installed to existing code.
- Room additions, Florida rooms, permanent patios/slab, screened porches/sunrooms may not extend beyond the outer perimeter walls of the original structure and shall not encroach upon any easement and must be subject to approval by the Board of Directors.

NOTE: Outer perimeter walls are meant to be the outermost wall line of a structure, also the full height of the soffit.

EXCEPTION: Baldwin model homes were originally offered in one (1) and two (2) bath models. Single bath models may be converted to a two bath home by addition of a twelve (12) foot wide by six (6) foot deep at the rear of the structure. This addition shall not exceed the outer perimeter of the original side structures.

- Any addition to the rear of the structure shall not exceed the width of the original structure and shall not encroach upon any easement.
- Due to improvements in roofing materials and Unit Two Condominium Association, Inc.'s roofing contracts and any addendum to the contracts, the Construction Code will conform to the approved roofing contract.
- All roofs, other than flat roofs, shall be constructed so as to conform to existing roof line and appear as part of the original roof.
- All roofs, other than flat roofs, must be finished with tile that conforms substantially to that of the existing roof.
- Flat roof replacement/repair shall be accomplished with the use of approved roll roofing material. No aluminum panel system will be permitted.
- Glass windows or replacements may be awning type, casement type, slide by type, vertical single or double hung type, or bay, windows.
- Carports may be converted to garages. All openings shall be closed using eight (8) Inch concrete block or cement board. The inside of garages must be finished.
- Cabinets in carports shall not exceed twenty four (24) inches in depth; they must be securely attached only to the house. They must be painted white and can only be at the back or house side of the carport. Any containers in carports must be enclosed within wooden cabinets, and secured to the house.
- Nothing shall be stored in carports that cannot fit into the carport cabinets. Carports are to be used for the housing of vehicles and may be used for seating areas.
- All garages shall be equipped with metal or fiberglass white overhead doors and shall conform to the existing garage doors in Unit Two.
- Any additional sidewalk, patio/slab or driveway expansion must have prior approval of the Board of Directors.

REAR & FRONT PATIOS

- Installation must meet the current building codes and permits issued by the City of Pinellas Park.
- Shall be concrete or pavers.
- May be stained or painted a color approved by the association.
- Rear patios may not extend beyond the side perimeter of the home.
- Rear patio may extend out a maximum twelve feet from the rear of the home as long as it does not encroach of any easement or neighboring property.
- Rear patio may have a roof installed with white aluminum, white composite roofing or retractable awning. The roof may not extend beyond the patio.
- Rear patio may **NOT** be screened in unless the screened patio is within the original footprint of the house.
- Front patios may not extend beyond the side perimeter of the home.
- Front patio may extend out a maximum of 10 feet from the inner most exterior wall.
- Front patio may have a roof installed if the roof is within the original footprint of the house with white aluminum, white composite roofing or retractable awning. The roof may not extend beyond the patio.
- Front patio may **NOT** be screened in unless the screened patio is within the original footprint of the house.
- Installation, maintenance and repair are the sole responsibility of the homeowner.
- If the front or rear patio needs to be removed by Mainlands of Tamarac by the Gulf Unit Two or outside agency such as a utility, it is the homeowner's responsibility to put the walk-way back in place.

DRIVEWAY EXPANSION

- Walk-ways shall not be allowed as to expand the width of a driveway.
- Driveway expansions shall be limited not exceed the outer perimeter walls of the structure. The use of cement blocks, gravel, or stone as a parking or driveway base is prohibited. No driveway may exceed 18 feet in total width.
- Driveways, patio/slabs, carport floors or sidewalks (but not common area sidewalks) covered with paint, stain, "river gravel" or other coating must have approval of the Alteration Director. Once covered or coated they must be maintained in good condition. Driveway extensions must match the original driveway. Coatings may not extend onto the sidewalk.
- The entire driveway must be uniform in composition and color.
- Driveway expansions shall be of concrete or pavers. All driveway extensions must be of like materials. Thickness of concrete must conform to code. Pavers must be installed to the manufacturer's specifications and these must be presented along with the Alteration request.
- If the driveway extension needs to be removed by Mainlands of Tamarac by the Gulf Unit Two or outside agency such as a utility, it is the homeowner's responsibility to put the driveway back in place.

WALK-WAYS

- May be installed on all sides of the house.
- It may not exceed five (5) feet from the outer perimeter wall of the home.
- It may run the entire width of the home.
- It must be pavers or concrete.
- It may not encroach of any easement or property line.
- If the walk-way needs to be removed by Mainlands of Tamarac by the Gulf Unit Two or outside agency such as a utility, it is the homeowner's responsibility to put the walk-way back in place.

FENCING

- Fences of any form, shape, style, or design or material whether organic or inorganic may not delineate property lines.
- White PVC vinyl fencing or black iron/aluminum may be placed around patios, porches, walk-ways, garbage containers and air condition units The highest point of the fencing may not exceed fifty four (54) inches. These fences shall be of material that conforms to ASTM D4216 and shall be maintained at the sole expense of the homeowner. Bottom rail shall be mounted on posts two (2) inches high from slab to allow for drainage. Gothic posts are to be installed six (6) inches from slab edge using preformed steel post holder or no more than (6) inches outside of the slab. Post must be cemented in.

AIR CONDITIONERS

- Installation of room air conditioners shall be limited to the rear wall or rear side wall of the structure. Room air conditioners must be permanently installed only in the wall and shall not extend more than six (6) inches beyond the outer perimeter wall of the structure.
- Window air conditioners are not permitted in front of the house.

WINDOW AWNINGS

- All awnings must be constructed of aluminum. Awnings must be painted white and conform to existing awnings in Unit Two. Four (4) colored stripes may be permitted if the colors substantially match the accent colors of the structure.
- All awnings when fully opened must be not less than six (6) feet from grade so they do not present a hazard to maintenance crews performing mowing and landscape work.

FASTENERS AND RELATED ITEMS

- All fasteners, bolts, nuts, anchors, screws, nails, roof flashing, roof valleys, gutters, downspouts, signs, lamp posts, and anything else that would be exposed to the elements, shall be aluminum, stainless steel, brass, copper, or other non-ferrous material.
- All plumbing vent pipe shall follow building code.

LANDSCAPING

- Hedges, shrubbery, or any form of natural vegetation shall not be used as a natural fence or property divider.
- All shrubbery must be kept trimmed at least six (6) inches from outer perimeter walls of the structure for painting purposes.
- Any landscaping shall not encroach into easement area, neighboring property or interfere with underground facility. Large trees shall be governed by Florida Law.
- The cost of any relocation or changes to any underground facilities shall be the responsibility of the homeowner.
- All landscaping trees and shrubs, etc. must be 8 feet above sidewalk and 14 feet above the street.

FIREPLACES/FIREPITS:

External fireplaces are not permitted. Fire pits are permitted and must follow Pinellas County Fire Code.

HURRICANE SHUTTERS:

All hurricane shutters to be installed must comply with the standards set by the current South Florida Building Code at the time of installation and comply with requirements in the approved Alteration Request Form.

PAINTING:

- Exterior walls of all structures including roof fascia, soffits and eaves shall be finished white to match the exterior of the structure. White vinyl soffit material is acceptable.
- Shutters, front doors and side doors and accent stripes on awnings may only be painted a color from the approved Unit Two color chart.
- Exception following the above rule, with an approved exterior alterations application other colors may be used but the paint must be purchased by the home-owner and supplied to the painter. The homeowner also may do the painting.

PATIO/SLAB ROOFS:

Patio/slab roofs shall be constructed in accordance with all applicable building codes.

ROOFS:

All roofs, other than flat roofs, must be finished with tile that conform to that of the existing roof. All flat roofs, new/replaced or repaired will be with the use of approved roofing material.

ROOF VENTS:

Roof vents are allowed but must not have moving parts. Roof vents must be installed by a licensed roofing contractor.

SKYLIGHTS

Skylights are allowed. Skylights must be installed by licensed roofers and conform to all government codes. If the roof is currently under warranty, the skylight must be installed by the roofer currently used by the Association to maintain the warranty. Check with the Association office for warranty information. Mainlands is not responsible for repair or maintenance of skylights. Mainlands will maintain the roof if skylight is installed by licensed contractors and permitted and approved and does not invalidate the roofing warranty.

PROPANE GAS:

The use of propane gas for heating/indoor cooking purposes is strictly prohibited. Only small twenty (20) pound portable tanks for OUTDOOR cooking and fire pits are permitted. Storage must be to Pinellas County Fire Code.

SANITARY SEWER LINES:

The Unit Two Condominium Association, Inc. shall maintain the line from the street to the "Y" or fifteen (15) feet from the property line.

STRUCTURAL DAMAGE:

The Unit Two Condominium Association, Inc. will not be responsible for structural damage. Structural damage shall include but not be limited to planters, termite damage, dry rot, concrete block, PVC fencing around garbage containers and air conditioning units, and patio/slabs.

MAINTENANCE AND REPAIR OF NON ORIGINAL STRUCTURE:

Maintenance and repair of areas that have been added to the original structure will not be the responsibility of the Unit Two Condominium Association, Inc. Such as, but not limited to decorative walls, railings, fencing, gutters/downspout, screened in areas, and awnings.

STRUCTURAL WALLS:

All concrete or concrete block exterior walls shall be finished in white to match the exterior of the house. Should a patio wall be installed, all patios must have eight (8) inch concrete block walls or approved knee walls in order to be enclosed.

Existing porches without knee walls must have concrete block knee walls constructed when windows are to be installed. Existing kick plates or aluminum sandwich walls may be left in place when installing vinyl windows.

QUESTIONS:

For any questions regarding the Mainlands Unit Two Rules and Regulations in this guidebook, please contact a Board Member or contact the Association office for clarification.