



# Mainlands Unit 5

## RULES AND REGULATIONS

May 12, 2026

### Revision Control

Date	Revision	Changes
March 9, 2020	V1	Latest Original Rules Document
August 4, 2023	V2	Updated in MS Word
August 25, 2023	V3	Recommendations from BOD
September 1, 2023	V4	Updated with BOD Comments
October 10, 2023	V5	Added Rules and Regulations
November 14, 2023	V6	Republished Rules and Regulations
May 14, 2024	V7	Updated Pool Rules
October 14, 2025	V8	Added and Updated Rules
May 12, 2026	V9	Added and Updated Rules

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# Mainlands Unit 5

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### 1 INTRODUCTION

The following Rules and Regulations are established in accord with the Unit Five Consolidated Declaration of Condominium and with the Bylaws of Unit Five. These Rules and Regulations provide a common ground for harmonious living conditions among the residents, provide a healthful and safe environment, and preserve the beauty and of our homes and properties.

If a conflict exists between the Declaration of Condominium, Bylaws, and this Rules and Regulations document, then the Declaration of Condominium and the Bylaws prevail in that order, while operating under Chapter 718 of the Florida Statutes. Some residences may have variances that seem to be in conflict with these Rules and Regulations due to “grandfathering”.

Resident's concerns pertaining to "condominium living" should be channeled to the Mainlands Management Office (727-573-5670) or an appropriate Board of Directors (hereinafter “BOD”) member. When contacting the Mainlands Management Office or a BOD member, residents shall have their Block and Lot number ready to provide for location identification. In addition to the Annual Membership and Budget Meeting required by Chapter 718, Florida Statutes, the Board of Directors schedules regular board meetings.

Unit Five residents are urged to attend all meetings. Participation in the governance of the community is both a privilege and a responsibility.

BOD Meetings are where motions are passed. Residence Owner's participation in BOD Meetings is restricted to speaking on an agenda item and shall be restricted to three (3) minutes on the agenda item specified. All business conducted by the Board or appointed committees will be restricted to agenda items. Audio or visual recordings of the meetings are allowed.

These documents provide the Unit Five Board of Directors with the authority to levy fines on Residence Owners when the provisions of the Rules and Regulations are not complied with by the owners or occupants of the properties. It is hoped that this action will not be necessary and that people will respect the need for rules and restrictions to promote the concept of community living.

The following Rules and Regulations supersede all Rules and Regulations heretofore published by the BOD of Unit Five.

These Rules and Regulations were approved by the Board.



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## 2 RULES RELATING TO USE OF CONDOMINIUM PROPERTY

### 2.1 OCCUPANCY

Occupancy in Unit Five residences requires that at least one person as a permanent resident be 55 years of age or older. There are exceptions to this rule. For example, when one spouse dies or is no longer able to occupy the residence, the surviving spouse who is under 55 years of age, may continue to live in the residence. An exception is also recognized for permanent resident heirs living in the residence at the time of the death of the qualifying resident. There are also rules for nonpermanent residents and a minimum age restriction.

In the Declaration of Condominium, Article XIII deals with ownership and leasing of residences, Article XVI with use restrictions, and Article XVII with age restrictions. It is imperative that prospective buyers and existing residents in Unit Five be familiar with these rules and restrictions.

### 2.2 REQUESTING MAINTENANCE ASSISTANCE

Owning and maintaining a residence in Unit Five is unique in that the Mainlands Management Office shares some responsibilities with the resident. Some examples of Management responsibilities include lawn care, sprinkler system, and **limited** residence exterior repairs. The Information section of the Rules and Regulations section clarifies the responsibilities of the Residence Owner and the Mainlands Management. Whenever a residence owner contacts the Mainlands Management Office (727) 573-5670, residents shall provide their address, Block, and Lot numbers for location identification. The Mainlands Management Office will initiate a "Work Order" to follow up on a resident's concerns.

### 2.3 MONTHLY MAINTENANCE AND SPECIAL ASSESSMENT FEES

Timely paid maintenance fees are essential to the operation of Unit Five. Maintenance fees are due on or before the first of each month. Fees paid after the thirteenth of the month are considered late. Special Assessments are due as noticed by the BOD from time to time.

## 3 SWIMMING POOL

Unit Five maintains and provides a geothermal temperature-controlled swimming pool as part of the recreational facilities of Unit Five. The pool temperature is maintained at approximately 88 degrees, weather permitting.



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### 3.1 POOL RULES

The following pool rules are established for your enjoyment and safety when using the pool.

Pool hours are from dawn to dusk. The bathing load is limited to 30 persons.

- Swim at your own risk. There are no lifeguards. Do not swallow the pool water.
- **No diving, jumping, or rough play is allowed.**
- Showering before entering pool is a requirement.
- Soaps, shampoos, oil-based products **are not permitted** in the pool or the shower area; only waterproof sunblock is allowed for the pool.
- Allowed pool items lightweight noodle chairs sealed with lightweight, buoyant beans, pool noodles, exercise or safety equipment. Safety items require the US Coast Guard seal of approval. **No inflatable pool items. All residents, their guests are to comply with these pool items regulations.**
- An adult must accompany to supervise children under 14 years of age.
- Cover-ups and shoes are required to be worn to and from the pool area.
- No animals are allowed in the pool or any recreation areas.
- All persons who are incontinent or not toilet trained, regardless of age, must wear appropriate waterproof diapers, swimsuits, or other protection in the pool at all times.
- No glass of any kind is permitted in the pool area. No food, or beverages, are allowed within four feet of the pool's edge.
- No smoking, vaping or alcohol.

**All Residents are responsible for their guests complying with these pool rules.**

## 4 CLUBHOUSE/RECREATIONAL AND SOCIAL CLUB

### 4.1 SOCIAL CLUB

All residents (including renters) are members of the Social Club.

### 4.2 SOCIAL AND RECREATIONAL ACTIVITIES

Social and recreational activities that involve the use of the common property shall be under the control of the BOD and the supervision of the Social Club or its branches. This supervision shall include but is not limited to, scheduling time slots, promotion of such activities, use of the kitchen facilities and clubhouse, etc.

### 4.3 CLUBHOUSE EQUIPMENT

The equipment located in and around the Clubhouse shall not be removed from the Clubhouse area for private, personal use except by permission, in writing, from the Social Club Board.



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### 4.4 PRIVATE PARTIES

Individual residence owners or a small group of residence owners may use the Clubhouse for a private event, by reservation only, if there is no conflict with other scheduled events. Reserving the Clubhouse for private use does not include use of the pool, pool patio, and/or shuffleboard court. Contact a Social Club Board Member for Clubhouse information and availability. A contract must be signed and a non-refundable fee paid prior to any private event. Additionally, if the host(s) will be serving or allowing the consumption of alcoholic beverages, the host(s) must provide a completed Hold Harmless and Indemnification Agreement, available from the Social Club Board, before the event.

### 4.5 CLUBHOUSE, POOL, AND RESTROOM ACCESS

You are not allowed to give your clubhouse fob to anyone that is not a Unit 5 Resident. If you have guests, they are allowed to use the fob.

If these rules are not adhered to, there will be a fine, or your use of the common elements will be suspended

## 5 ARCHITECTURAL GUIDELINES

Exterior alterations include projects planned and constructed by the residence owner as well as those requiring a contractor. Every project must meet all Unit Five Rules and Regulations and any applicable local government building and zoning codes, must be permitted to code and, as applicable, be installed/constructed by a licensed and insured contractor. The procedure and requirements listed below will maintain the ambiance and high quality of our community.

All modifications, additions, replacements, and repairs that involve replacement or modification of existing exterior materials or dimensions require the approval of an Exterior Alteration Request. If you are unsure if the work to be performed on your Residence or Lot requires an approved Exterior Alteration Request, please contact a BOD member before you order or purchase materials, sign a contract or hire someone to do work for you, or do any work on your residence yourself.

**All exterior alterations to your residence or lot, including grounds, require an approved Exterior Alteration Request - PRIOR TO BEGINNING ANY ALTERATION.** If any project is started without approval, the BOD can demand the project be removed in its entirety or be modified to specified designs. Violations of this procedure will be subject to VIOLATIONS AND REMEDIES OF MAINLANDS UNIT FIVE - RULES AND REGULATIONS, Section 12.



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### 5.1 EXTERIOR ALTERATION REQUESTS

Exterior Alteration Request forms are available at [www.themainlands.com](http://www.themainlands.com), in the Unit Five Clubhouse Office, and in the Mainlands Business Office. **Review Unit Five documents for information relevant to the alteration for which you are applying.**

Complete an Exterior Alteration Request, attach all drawings and specifications, sign the application, and forward the completed application to the Mainlands Management Office. If you need assistance, contact the Mainlands Management Office.

The application will require the approval of the President of the BOD as well as approval by the Mainlands Management Office, who verifies all contractors working on Unit Five residences are licensed and insured. The approval cycle may take as many as 15 working days.

The Mainlands Management Office will call you when your application is processed.

The residence owner must post the approved application (along with any required city permit) in plain view on the front of the residence during the entire construction period until the final inspection is completed.

Because property layouts vary, not all homes can accommodate the same alterations.

**Alteration permits are valid for ninety (90) days.** For extensions contact the Mainlands Office.

### 5.2 PINELLAS PARK PERMITS

Certain alterations, modifications, and changes may also require a Pinellas Park Building Permit. You can contact the City of Pinellas Park at 727-369-0700 for general questions and inquiries. **The residence owner has the responsibility** to verify whether any modification to the residence requires a city permit.

Pinellas Park Building Permit Application Forms are available at 6051 78th Avenue N, Pinellas Park, FL 33781 (727-369-5647), at [www.pinellas-park.com](http://www.pinellas-park.com), and the Mainlands Management Office.

### 5.3 ALTERATIONS AND MAINTENANCE

#### 5.3.1 AIR CONDITIONING

Central air conditioning/heating is a residence owner's responsibility. Installation or replacement requires an approved Exterior Alteration Request.

Installation of a room air conditioner requires an approved Exterior Alteration Request and shall be limited to the rear of the house and installed through the wall. Window installation is not permitted.

#### 5.3.2 ANTENNAS AND SATELLITE DISHES



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Homes are limited to one antenna that must be located on the rear exterior of the home. Antenna installation requires an approved Exterior Alteration Request.

Satellite dishes require an approved Exterior Alteration Request. Their diameter is limited to one (1) meter (39-3/8 inches) and must comply with current OTARD Rules established by the FCC.

### 5.3.3 CLOTHESLINES AND POLES

Clotheslines/poles shall be taken down when not in use. All outdoor clothes drying is restricted to back yards. Corner lots must have clotheslines/poles at least 25 feet from the edge of the street. Outdoor clothes drying is prohibited when mowers are cutting on your block. If clothes are dried in the garage, the door must be low enough to cover the clothes from view.

### 5.3.4 CARPORTS

The purpose of the carport, as defined by the BOD, is to provide sheltered vehicle parking at the residence. Storage of household items in the carport is limited to what will fit into BOD-approved storage cabinets built into the rear of the carport and/or on one side. Such cabinets may not exceed 18 inches in depth and must be floor to ceiling in height. Cabinets must be painted or finished in white to match the residence color.

A carport may be converted to an enclosed garage upon approval of an Exterior Alteration Request. Materials for such a project must lead to finished walls, windows, and doors compatible with the rest of the structure.

### 5.3.5 DRIVEWAYS

The residence owner is responsible for the maintenance, cleaning, repair, painting/protective sealants replacement, and/or widening of the home's driveway. Except for cleaning/sealing, any alterations to the driveway require an approved Exterior Alteration Request. Paint color selection must also be submitted for approval.

Replacement of the driveway involving the installation of pavers, concrete, or other surface treatments, requires the approval of an Exterior Alteration Request prior to starting.

Driveways may be widened provided that any such alteration matches the existing driveway in material and finish. The widening must stay within the side exterior wall of the garage (maximum of 18 feet). Please note, that when submitting an Exterior Alteration Request, the owner must attach a drawing of the current layout and the proposed layout noting a fixed object (e.g. corner on side of sidewalk or garage) as a measurement reference point.



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### **5.3.6 ENCLOSURES (AIR CONDITIONING, WATER SOFTENERS, ETC.)**

White creted concrete block walls, white vinyl fencing, and shrubs are some of the choices residence owners may use to enclose utilities or garbage cans. Any such project requires an approved Exterior Alteration Request. Any area involved may not encroach on any easement or setback requirements. All enclosures must be installed according to code, including footings or base. Enclosure placement must allow for airflow and service access. Vinyl fencing may be up to a maximum of 48 inches high with an overall mounted height not to exceed 54 inches in height to top of posts. All installation, repair, replacement, and maintenance costs of a screening wall, fence, or shrubs are the sole responsibility of the residence owner.

### **5.3.7 ENTRY DOORS AND RESIDENCE TRIM**

Installation or replacement requires an approved Exterior Alteration Request. Residence trim includes entry doors, decorative cement walls, and/or wrought iron trim. Repair or replacement of these is the responsibility of the residence owner.

### **5.3.8 FIREPLACES**

Installation of new fireplaces is not allowed. The residence owner is responsible for all chimney and chimney-related repair and maintenance on all fireplaces that were part of the original construction of the residence.

### **5.3.9 FRENCH DRAINS**

Installation of French Drains is allowed and requires an approved Exterior Alteration Request with an attached survey. The residence owner is responsible for installation and maintenance.

### **5.3.10 FRONT PORCH/ENTRY**

Nine (9) feet from the door, sixteen (16) feet long, not to extend past the sides of the home. This area may not be screened in. It cannot encroach on any easement or cross the property line. If any utility repair under the area is required the homeowner will be responsible for replacing the removed area. Front porches may not be screened.

### **5.3.11 GARAGE DOORS**

Garage doors must be white and conform substantially in appearance to existing garage doors in the area. They must be overhead doors and of metal or fiberglass. The top panel of the door may have windows of regular glass or high impact hurricane resistant glass.

Maintenance and replacement of the garage door is the residence owner's responsibility. The Association will paint the garage door, if requested, during regularly scheduled residence painting.



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### 5.3.12 GUTTERS AND DOWNSPOUTS

Gutters and downspouts must be constructed of aluminum or vinyl. All gutters and downspouts must be white. Installation and maintenance of the gutters and downspouts are the residence owner's responsibility.

If micro-screening leaf protection, such as "Leaf Filter", has been installed, the BOD Paint Director and painting contractor must be notified so the contractor can mask and protect the micro-screening from overspray before the painting process begins.

### 5.3.13 HURRICANE SHUTTERS/STORM PROTECTION AND PREPARATIONS

Hurricane shutters or storm protection for residence openings, such as doors and windows, are available in two categories: those which are permanently attached to the residence, and those which are temporary.

#### 5.3.13.1 Permanent

Some examples of permanent installations are roll-down shutters, accordion closures, metal awnings, hurricane screens, Bahamian style awnings, colonial style shutters, fabrics, and polycarbonate plastic. Any permanently attached protection must be white and be installed by a licensed and insured contractor according to the Florida Building Code. Installation requires an approved Exterior Alteration Request.

#### 5.3.13.2 Temporary

Temporary storm protection materials, include but are not limited to plywood, and commercially manufactured metal, plastic, Lexan or plexiglass panels. The top and bottom tracks are permanently installed to the house and remain in place when the panels are not in use. Temporary panels may be installed for hurricane season (1 June-30 November) when the resident is absent or when the National Weather Service/National Hurricane Center declares a hurricane "Watch". or "Warning".

Commercially made temporary storm protection panels may remain in place during hurricane season. Shutter panels, (EXCEPT PLYWOOD) can stay attached for the entire hurricane season. Temporary protection materials must be removed within seven days after the declared storm has passed or when the resident returns. If the resident plans extended absences beyond hurricane season arrangements should be made to have temporary shutters removed.



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### **5.3.14 ROOF LEAK, ROOF REPLACEMENT, AND ROOF MAINTENANCE**

All roof leaks and/or roof replacements are the responsibility of the residence owner. All roof replacements require an approved Exterior Alteration Request. Pitched roofs must be finished with one of the three approved tile colors, Light Grey Range (light grey), Santa Paula (tan), Kona Red Range (Red), or White based on availability. White tiles will still be washed and painted on a schedule determined by the board. The color tiles will be pressure washed only on a schedule determined by the BOD. White aluminum tiles that conform substantially to the appearance of the existing roofs in Unit Five may be used but will not be pressure washed because they are subject to damage if walked upon.

The homeowner's Designated Voter may sign a Roof Release Agreement, agreeing that their roof is not to be included in the roof maintenance schedule; however, the resident owner must then contract with a licensed provider to have such maintenance completed, at the homeowner's expense. This must be done within 90 days of the Association completing such maintenance on roofs located on their street. (Section 12.1.2)

### **5.3.15 ROOM ADDITIONS TO EXISTING STRUCTURE**

Additions or modifications to the exterior of the residence must conform to the original structure and must be attached to it. Any additions or modifications require an approved Exterior Alteration Request.

Additions, such as Florida rooms, may not exceed the maximum design perimeter of the original residence and shall not encroach upon any easements. The design perimeter of the residence is defined by the extended wall lines of the residence. The roof of the addition or modification must be white and may be constructed of cement tile, aluminum tile, or other approved material that conforms substantially to the appearance of the existing roof.

Room additions or modifications are prohibited on the front of the residence.

### **5.3.16 SKYLIGHTS**

The installation or replacement of skylights requires an approved Exterior Alteration Request. Skylights must be installed by a licensed contractor.

The residence owner is responsible for the installation, repair, maintenance, and replacement of skylights. The residence owner is also responsible for any damage to the exterior roofing system that is caused by installation.

### **5.3.17 SCREENS FOR SOFFITS AND ATTIC VENTS**

Soffit vent screens may be replaced with perforated aluminum or vinyl. The purchase of materials will be at the residence owner's expense; however, Mainlands Management Office will install the materials at no cost to the residence owner.

Attic vent screens will be provided and installed by Mainlands Management Office.



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### **5.3.18 SOFFITS AND FASCIA REPAIR**

All damaged soffit and fascia wood repair are the responsibility of the Association with the assistance of the Mainlands Management Office.

When the soffit and/or fascia damage is caused by a roof leak and/or flashing problem, it is the responsibility of the residence owner to arrange with a roofing contractor to have the cause of the leak repaired before repairs are made to the soffit or fascia.

The Mainlands Management Office is authorized to repair or replace roof truss ends, sub-fascia, fascia, and soffits. In the event it is necessary to remove and replace gutters for any residence repair, Mainlands Management Office is not authorized to remove or replace gutters. Gutters are the residence owner's responsibility.

### **5.3.19 SOLAR INSTALLATIONS**

Solar installations require an approved Exterior Alteration Request. It shall include a satellite or aerial image of the roof with the proposed locations of the solar panels; roof slope and angles; north/south orientation; clear illustration of any shading issues; manufactures product information for the units to be installed on the residence and other information which shows the dimensions, location(s), the layout of the proposed solar panels. The BOD may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south provided that such determination does not impair the effective operation of the solar collectors. Should solar panels be requested on a street-facing front roof that is not within 45 degrees of due South and faces the street, an explanation is required of why installing the solar panels on the other available roof space would not be equal to or more efficient than, that the street-facing roof.

The residence owner will be required to sign a release stating their responsibility for maintenance of their entire roof, including washing and painting. Such maintenance shall be coordinated with routine maintenance as scheduled in Unit Five.



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### 5.3.20 WINDOWS

Replacement windows require an approved Exterior Alteration Request and building permits prior to ordering or buying new windows. Window replacement must comply with current Florida building codes.

Windows may be single, or double-hung, awning-type, or vertical sliders. The finished appearance must be compatible with the other windows in the residence. All window frames must be white.

Picture windows will be allowed provided they consist of three separate windows in the original opening, provided that the single fixed center is 45%- 55% of the total opening and provided that each side window fills the rest of the opening evenly. Picture windows must be consistent with the other windows throughout the residence.

Filler panels are not permitted. Spacers may not be used to fill the space if the windows do not fit the original opening.

Window openings greater than 112 inches may be replaced with a 112-inch window and the remaining opening may be filled with concrete block, cored and painted to match the existing exterior residence wall.

### 5.3.21 WINDOW AWNINGS, SUNSHADES, AND RETRACTABLE SUNSCREENS

Installation of door and window awnings requires an approved Exterior Alteration Request. Door and window awnings may be of aluminum or other approved construction material. Color stripes are permitted, provided the color matches the shutters and trim.

Retractable sun awnings are allowed over patios and open porches. Color stripes are permitted provided their color matches the shutters.

Awnings must not present a hazard to maintenance crews performing mowing and landscaping work and must be a minimum of six feet from the ground.



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### 5.3.22 WALKWAYS

Walkways require an approved Exterior Alteration Request. Five (5) foot walkways are permitted around any side of the home. It cannot encroach on any easement or cross the property line. If any utility repair under the area is required, the homeowner will be responsible for replacing the removed area. Walkway material must match the driveway (if joining the driveway) or match the rear patio (if joining the rear patio). All walkway materials must be approved by the BOD regardless of the location.

Since walkways cannot intrude upon an easement, a Plat Survey for the unit must be submitted with the Exterior Alteration Request. You may check with the Mainlands office or the City to see if a survey is on file before contacting a survey company.

Space between residences varies; therefore, approval will be granted on an individual basis. Any walkway that infringes upon an easement is subject to being removed by utility service providers or Mainland's maintenance personnel. Pavers or removable materials, NOT Concrete, must be used. Removal and replacement of surface materials, landscaping or plantings in easement areas will be at the property owner's expense.

In the event the distance between the applicant's (side) and neighbor's property line does not allow for a two (2) foot easement from the side of the paver walk to the property line:

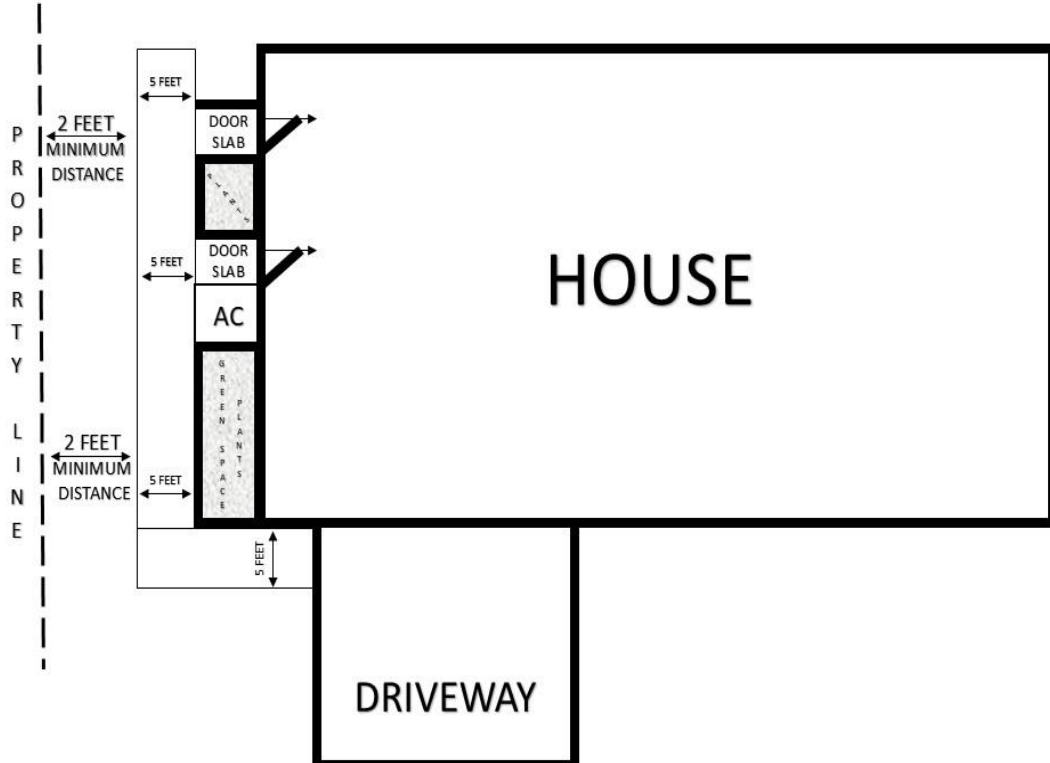
- a. The applying homeowner, with signed consent of both property owners, may request permission from the Mainlands of Tamarac by the Gulf Unit Five Condominium Association to install the walk.
- b. The walk width is not to exceed five feet.
- c. The walk may not cross the property line.



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### 5.3.23 WATER SOFTENERS

Water softeners may be installed in the garage, laundry room, or outside. The discharge must be connected to the city's sanitary sewer line. Owners should check with Mainlands Management Office if they have questions regarding the correct installation or discharge of their existing water softener. New installations require an approved Exterior Alteration Request indicating the location of the sanitary sewer and electrical connection to be utilized.

### 5.3.24 TERMITE, RODENT OR VARMINT INFESTATIONS.

Should any homeowner discover termites, rodent or varmint infestations, your neighbors should be notified. While Do It Yourself (DIY) remedies may be considered, it is highly recommended that a professional exterminator or pest control company be employed to remedy the problem. As a courtesy, your neighbors should be informed of the resolution.

## 6 PATIOS AND SCREEN ROOMS

Installation of patios and screen rooms may be added only to the back of some residences and requires that a survey or a Site Plan of the lot be submitted along with an Exterior Alteration Request. A Site Plan is available free of charge from the City of Pinellas Park (727-541-0806).

The residence owner must obtain BOD approval of their project before signing any contracts, hiring a contractor, or applying for a building permit and paying permit fees.

Patios and screen rooms must not be used as storage areas.

### 6.1 MAINTENANCE

Upon installation of a patio or screen room, the residence owner shall be responsible for costs and expenses related to the repair, maintenance, and replacement of those improvements (excluding exterior painting and creting) including, but not limited to, damage to the residence roofing system or damage to common areas resulting from the project. The residence owner is responsible for construction damage to any utility pipes or wires and any infringement on easement or setback limitations.

### 6.2 ROOFS

Installation of a fixed roof or retractable awning over an existing open patio requires an approved Exterior Alteration Request. A fixed roof shall be of a permanent pitched design, constructed of aluminum, and attached to the residence to conform to the existing roofline of the rear of the residence. It shall be anchored by load-bearing columns to the patio slab which has proper footings. For paver constructed patios, footings must be installed to support the columns and roof weight. Wood support columns are not allowed.



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### 6.3 OPEN PATIO

Installation of an open patio requires an approved Exterior Alteration Request. A patio is an improved area exterior to the outside walls of a residence, usually consisting of a poured concrete pad.

#### 6.3.1 LOCATION, DIMENSIONS, AND MATERIALS

Installation of a low wall or some type of decorative fencing around an open patio requires an approved Exterior Alteration Request. The wall may be constructed of concrete block not to exceed 42 inches high. Alternatively, metal or vinyl fencing may be used. To support such improvements, the patio pad must originate with or have added, required foundation footings. Walls or fencing must have an exterior exit opening at least 36 inches wide and it may have a gate.

Dimensions for rear patios may extend ten (10) feet from the outer most wall from the home and not extend past the sides of the home. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.

Dimensions and locations for side patios a maximum ten (10) foot off of the house and may run from the side door to the rear corner of the house. this area may not be screened in. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.

When using a concrete pad, it must be at least four inches thick. Other construction materials may be acceptable, such as pavers on a packed sand base. Concrete pads may be surfaced by tiles (terrazzo), stone (riverrock), thin pavers, and/or paint or stain.

Rear patios shall not extend beyond the line created by the perimeter sidewalls of the residence and must comply with city restrictions. A residence owner may apply by Exterior Alteration Request for permission to extend the patio based on an irregularly shaped lot. The extension may not encroach on common areas or easements.



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### 6.4 SCREEN ROOMS (ENCLOSED PATIOS)

Screen rooms require the same documentation, permitting, and approval as patios. Similarly, they are subject to the same location and dimension restrictions, the same roof and patio pad construction requirements and the same retractable sun awnings use.

A knee wall at least three concrete blocks high (24 inches) of the same construction as the other exterior walls of the residence, stucco finished and painted white to match the exterior wall color, shall enclose the patio. These will be used to form the base foundation for the screen enclosure. An exit door must be included and must be at least thirty-six inches wide and compatible in design with the existing construction.

As an alternative, 24-inch-high white aluminum knee walls may be used for a rear screened patio that is not part of the original structure of the house. The resident shall be responsible for all upkeep and painting of an aluminum knee wall including but not limited to damage caused by lawn mowing equipment.

Screening must be at least 18-gauge materials and may be charcoal grey or black. All screen room interior maintenance, such as painting, shall be the responsibility of and at the expense of the residence owner. Screen room exterior creting and painting will be included in regular Unit Five scheduled maintenance.



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### **7 GENERAL RULES**

#### **7.1 PORT-O-LETS**

Port-O-Lets are not allowed on resident's lots, streets, or sidewalks.

#### **7.2 FEEDING OF WILDLIFE**

Outdoor feeding of wildlife or animals of any kind is strictly prohibited.

#### **7.3 LAKES**

No swimming is permitted in any of the lakes in Unit Five. No watercraft of any kind is permitted on the lakes of Unit Five, except for Mainlands maintenance boats. Fishing is permitted only for residents and their guests. No license is required. You fish at your own risk. Beware of alligators!!

#### **7.4 SOLICITATION**

Solicitation is defined as approaching, uninvited, onto someone's lot to provide information or to speak to the residents about commercial, religious, or political issues, other than Association business or affairs. Solicitation is NOT permitted. Any infraction should be reported to the Non-Emergency 24 Hour Police Dispatch at 727-541-0758.



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### **7.5 FLAGS & SIGNS: POLITICAL/YARD AND ESTATE SALES/HOME SALES**

Signs/banners/flags of a political nature may not be displayed in Unit Five.

The following signs may be utilized in Unit Five:

Signs displayed for the sale or lease of a home shall be restricted to two signs per home. Signs shall be in the front, side, or back windows only and shall be no larger than 18 inches by 24 inches.

Signs displayed for an Open House or Estate Sale will only be permitted on the day(s) of the occurrence. An arrow sign designating direction may be placed on the median. Within the arrow, one may indicate whether it is an Open House or an Estate Sale. At the front entrance to Mainlands, a sign may be posted listing the address of and the type of occurrence. Resident Estate Sales are only permitted when a resident moves or is deceased.

An Estate Sale may be held for no more than two consecutive days. All signs must be removed by 5:00 PM on the final day of the sale.

Signs for yard, garage, sidewalk, and lawn sales or any similar projects are prohibited except when organized as a Unit Five event and approved by the BOD.

Homeowners are permitted to only display the United States Flag, Country Flags, State Flags, U.S. Military Flags, MIA/POW Flags, First Responder Flags, Sport Team Flags & Seasonal, Observed Holiday, & Ornamental Flags.

Flags must be displayed in a respectful manner following the U.S. Flag Code. This also applies to Banners, Streamers, Pennants and Garden Flags.

Flags must be displayed on a Residential Flagpole (no taller than 20 feet) installed in the ground or on a Wall Mount Flagpole attached to the block wall of the home. Flagpoles must be made of noncorrosive materials and must be installed to comply with building codes.

Flag size not to exceed 4.5 feet x 6 feet. A maximum of two flags may be flown on a Residential Flagpole. When displaying the United States Flag with another flag on a flagpole, the United States Flag must be placed in the top position.

Banners, Streamers, Pennants and Garden Flags can be displayed on a Garden Flag securely planted in the ground and may be no larger than 12" x 18".



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### **7.6 PORTABLE ON DEMAND STORAGE (PODS)**

Use of PODS is permissible only when moving in or out of a residence. PODS may be parked on DRIVEWAYS ONLY. PODS use cannot exceed Ten days.

### **7.7 PROPANE GAS**

The use of propane gas for central heating/cooling, cooking, hot water heaters and generators is NOT PERMITTED. Use of small 20 lb. portable tanks for outdoor barbecues and fire tables is allowed.

## **8 ANIMALS**

Dogs and cats must be licensed and vaccinated per Florida State law.

### **8.1 NUMBER OF ANIMALS**

The number of animals per residence shall be limited to two. Exotic animals are not allowed. Birds and cats must be kept indoors. Breeding of animals is not permitted.

### **8.2 EMOTIONAL SUPPORT OR SERVICE ANIMALS**

The Unit Five Association will follow all laws (city, county, state, and federal) in respect to Service and Emotional Support animals.

### **8.3 DOGS**

Dogs shall not exceed 35 pounds when fully grown. A dog must always either be leashed or tethered and under physical control when outdoors. Tethered dogs must not be left unattended and must be anchored to a secure structure, ground stakes are not acceptable. The range of movement shall be limited to the boundaries of the owner's lot.

Gates may be used on front porches and patios to contain your dog.

The person in charge of the dog while outdoors must have in their possession the equipment to pick up and remove excrement. Excrement must be removed immediately. All dog owners owe neighbors the courtesy of refraining from walking dogs in other residents' yards.

Retractable leashes are limited to 6'(six) feet maximum.

Animals are not allowed on or in recreation facilities at any time.



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### 8.4 NUISANCE CLAUSE

If any animal becomes a nuisance, threat, or disturbance to any resident, the BOD may require such animal to be removed from the residence. The animal owner is first given notice and the opportunity for a hearing before the BOD. Nuisance/dangerous animal incidents must be reported to Pinellas County Animal Services and Mainlands Management office.

### 8.5 VISITING ANIMALS

The same restrictions apply to all visiting animals.

## 9 LANDSCAPE MAINTENANCE

An approved Exterior Alteration Request must be obtained to make landscaping changes. A platted survey showing the location, size, and plantings shall be submitted with the request. Existing flower beds that need updating do not need an Alteration Request. Platted Surveys may be obtained from the Pinellas County Appraisers Office at 727-464-3207 or the Mainlands office may have it.

Residence owners are responsible for the maintenance of all landscaping. Landscaping must be trimmed and otherwise maintained to keep a neat and attractive appearance, even when the resident owner is absent. If landscaping becomes unsightly or overgrown, the resident owner will be sent a notice which is further defined in Section 9.3.

The following criteria will be applied in determining if the landscape is properly placed and maintained:

1. All landscaping must be located where it does not intrude into the easement or inhibit the mowing and fertilizing of the lawn.
2. Landscaping shall not hamper adequate drainage and appropriate ground saturation.
3. Landscaping may not impede the view of traffic or present a safety issue for your neighbors or their residence.
4. Items that may become projectiles (e.g., grills, flowerpots, and furniture) must be removed prior to leaving for vacation during hurricane season or when bad weather is approaching.
5. Landscaping shall not be overgrown. Shrubbery shall be trimmed so as not to obstruct windows and must be trimmed to provide six inches clearance from the exterior walls to facilitate the unit pressure washing and painting program. Overgrown plants provide a harbor for undesirable and destructive wildlife/insects (e.g., snakes, rats, raccoons, mosquitoes, etc. No fruit from trees/plants shall be left on the ground and allowed to rot. Dead plants must be removed.



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6. Landscaping shall not interfere with lawn sprinklers. Removal, relocation, or replacement of sprinkler heads, not considered routine maintenance, will be at the homeowner's expense. Only Mainlands maintenance employees are authorized to work on the unit sprinkler system.

### 9.1 TREES

Trees are not to be added or removed without an approved Exterior Alteration Request. Tree removal requires a city permit if the trunk diameter exceeds 4.5 inches. Trees must be trimmed to a minimum of seven feet above the sidewalks, five feet above the roof, and 14 feet above the street. Trees shall not block stop signs and/or other street signs. Trees that are removed shall have the stump ground below the surface and removed. The residence owner is responsible for fill in if needed and for sodding the area if no other tree is being planted.

### 9.2 MISCELLANEOUS

All residences in Unit Five are billed on one water meter and the payment for water is a part of the unit's maintenance fee; therefore, the use of drip lines, soaker hoses, and personal sprinklers is prohibited to conserve the use of potable water. Vegetable gardens are prohibited to conserve potable water.

### 9.3 LANDSCAPE NOTICE

If landscaping becomes unsightly or overgrown, residence owners will be sent notices as follows:

- First notice: The stated violation needs to be corrected within 14 calendar days.
- Second notice: The Mainlands Management Office may arrange for clean-up and bill the residence owner, or take other action to enforce, including referral to the Association's attorney.

## 10 VEHICLES, GOLF CARTS, BOATS, AND MOTORCYCLES

Vehicles that are designed for and used for personal transportation can park in driveways. Signage on vehicles parked overnight in the driveway or on the street is prohibited.

Vehicles with commercial signage may be parked overnight at the Clubhouse with a BOD Parking Permit.

Vehicles with commercial signage may be parked in a garage overnight.

### 10.1 PARKING

Note: All BOD Parking Permits are issued by the Management Office or BOD President. Vehicles parked in violation will be towed.



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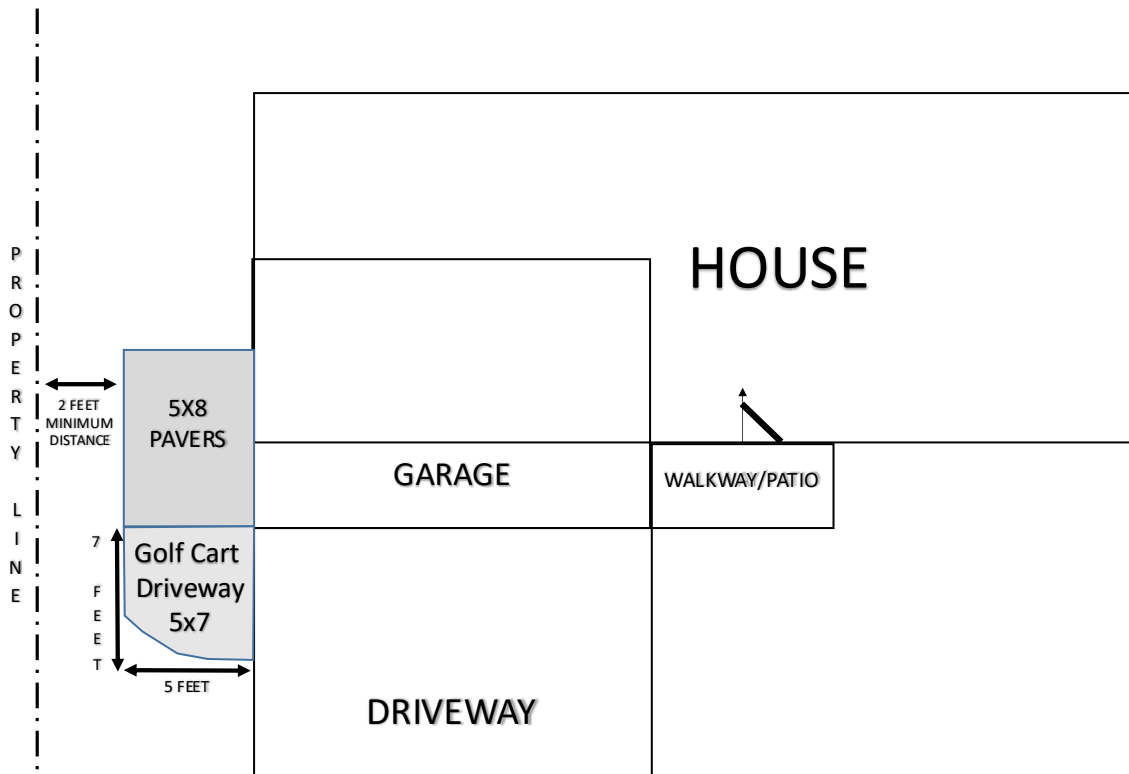
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No part of any vehicle shall be parked on a sidewalk, overhang the sidewalk, or block the sidewalk, including vehicles parked in driveways. Parking is not allowed on lawns or other unpaved areas. Motorized vehicles are not allowed on front porches.

Boats must be stored in the resident's garage if left overnight.

Golf cart parking pads may be installed on the side of the house as shown below. Parking pad material shall be pavers or removable steppingstones. Golf cart parking pad material must match the driveway (if joining the driveway), match driveway width extension material (pavers) or match the rear patio (if joining the rear patio). All walkway materials must be approved by the BOD modification approval committee regardless of the location.





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Overnight parking of any vehicle on the street is prohibited. The Board of Directors provides the approval for all overnight parking of guest and/or resident vehicles in the Clubhouse parking lot subject to the following:

- BOD parking permit shall be conspicuously displayed on the front dashboard of the vehicle.
- Parked vehicles must be moved out of the Clubhouse parking lot when there is a scheduled activity that may require full use of the parking lot.
- Parking permits are limited to seven consecutive days and not to exceed 30 days per calendar year.

### 10.2 SPEED LIMIT

A speed limit of 25 miles per hour is established for all streets.

### 10.3 VEHICLE MAINTENANCE

Vehicle maintenance, including boats, may not be performed in Unit Five. For purposes of this section, vehicle maintenance shall include but not be limited to changing oil or other engine fluids, changing tires (except in an emergency), engine maintenance or repair, or body maintenance or repair.

Washing the exterior of personal vehicles in the resident's driveway is allowed; however, a hose with an automatic shut-off nozzle must be used.

## 11 MOTORHOMES, RVs, AND CAMPING TRAILERS

Resident or guest motorhomes, RVs, and camping trailers may be parked at or in front of the residence for a period not to exceed 24 hours provided a BOD Parking Permit has been obtained. Parking is subject to the following:

BOD Parking Permit shall be conspicuously displayed on the front dashboard or window of the vehicle and owners must follow the specific instructions provided on the permit.

Parking is for loading, unloading, cleaning, and charging of the unit. Residing or sleeping overnight in a motor home, RV, or camping trailer parked in Unit Five is prohibited.

Cleaning the exterior of motorhomes, RVs, and camping trailers is allowed; however, a hose with an automatic shut-off nozzle must be used.



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### 12 VIOLATIONS AND REMEDIES

#### 12.1 MONTHLY MAINTENANCE AND SPECIAL ASSESSMENT FEES

The Residence Owner shall be responsible for all unpaid delinquent assessments and fees, including late fees, interest thereon, and any attorneys' fees and costs incurred in collecting any unpaid delinquent amounts as well as enforcement of any liens associated with the collection of unpaid amounts. Non-payment of monthly maintenance and special assessment fees may result in a lien on the Residence.

##### 12.1.1 REMEDIES FOR RULE VIOLATIONS

Any violation of these rules and regulations duly adopted by the BOD that establish the requirements, standards, and specifications governing architectural and construction alterations, repairs, modifications, and replacements shall be subject to the same notice, procedures, and penalties as violations of the deed restrictions and covenants contained in Article XIX.A 1. of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac By The-Gulf Unit Five, as may be properly amended from time to time, consistent with the maximum fines per day and in the aggregate allowed by Florida law.

##### 12.1.2 ROOF RELEASE AGREEMENT

Failure to follow the roof release agreement constitutes a violation of the rules of the association. Subject to the fining procedures contained in Article XIX.A 1. of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac By-The-Gulf Unit Five, as may be properly amended from time to time, consistent with the maximum fines per day and in the aggregate allowed by Florida law.