



# Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

Board of Directors' Meeting

May 12, 2026 7:00 P.M.

Unit Five Clubhouse 4275 Mainlands Blvd. South Pinellas Park, FL 33782

## Proposed Rule changes

The Proposed changes to Unit Five Rules and Regulations will be presented for consideration at the May 12, 2026 board of directors meeting. If approved will take effect immediately.

New language is indicated by **bold and underline**, and deleted language is shown with ~~strikethrough~~.

### 5.3.10 FRONT PORCH/ENTRY

~~Additions and modifications are prohibited on the front of the residence, including the porch/entry.~~ **9 FEET FROM THE DOOR, 16 FEET LONG NOT TO EXTEND PAST THE SIDES OF THE HOME. THIS AREA MAY NOT BE SCREENED IN. IT CAN NOT 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.** Existing Front porches may not be screened

### 6.3 OPEN PATIO

#### 6.3.1 Location, Dimensions, and Materials

~~Dimensions for an open patio may not exceed 240 square feet.~~ **Dimensions for rear patios may extend 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 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 (river rock), thin pavers, and/or paint or stain.



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## 5.3.22 WALKWAYS

Walkways require an approved Exterior Alteration Request. ~~Walkways may extend from the garage side door to the driveway access at the front of the house or from an exterior side door to the rear patio. Walkways shall not exceed five feet in width and must not cross the property line.~~ **Five-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. ~~If there are two exterior doors on the garage side the walkway may extend between the two side doors.~~

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