

PELICAN BAY ESTATES HOMEOWNERS' ASSOCIATION RULES & REGULATIONS

ADOPTION: These revised Guidelines were adopted by the Pelican Bay Estates Homeowners' Association Board of Directors on June 17, 1993 and revised on May 9, 1995 and April 2001.

CC&R COMPLIANCE: When you purchased your home, you took title to your Lot subject to all restrictions, easements, etc. that were recorded on your Lot as set forth in your Policy of Title Insurance. You also took title to your Lot subject to all of the provisions set forth in the CC&Rs recorded on your property as set forth by the Community of Harbor Bay Isle (Community) and the Pelican Bay Estates Homeowners' Association (Association).

The Pelican Bay Estates Homeowners' Association, through its Board of Directors, will strictly enforce the Covenants, Conditions and Restrictions (CC&Rs) to enhance the appearance of the property within the Association.

BASKETBALL STANDARDS: Permanent standards are not permitted on private property or in public streets. Please refer to the Pelican Bay or Community Architectural Guidelines regarding "Temporary Basketball Standards."

CURB STREET ADDRESS PAINTING is not permitted without the express written approval of the Pelican Bay Board of Directors.

FIREWOOD storage is permitted in rear and side yards only and shall be stacked in an orderly manner. Firewood shall not come in direct contact with the ground, fences or houses and not be visible to neighboring property and public ways to the extent possible.

FLAGPOLES and FLAGS are permitted for **temporary** display in the ground in front yards, or may be mounted on the house in a wall bracket. Permanent in-the-ground flagpoles are prohibited.

GARAGES shall not be remodeled or used for purposes that will interfere with the accommodation of vehicles. Owners are urged to keep garage doors closed, except when entering and leaving the garage to maintain the attractive appearance of the neighborhood and reduce the possibility of unlawful entry and theft.

GARBAGE AND RECYCLING CONTAINERS may be left at the street curb for pickup on the day scheduled in the area by the City. At all other times, containers must be stored inside the garage or side yard. Garbage containers must be covered at all times to avoid odor and loose trash. Residents are responsible for removing litter from their property.

INSECT TRAPS (electronic) shall not create a nuisance to neighboring properties.

LIGHTS (seasonal) are allowed only during holiday season and may be installed each year after November 20th and must be removed by January 31.

MAILBOXES AND POSTS: Owners are responsible for the repair and replacement of their mailboxes and the supporting posts which shall match the original developer installation in size, design, and materials. Newspaper tubes are not permitted.

MAINTENANCE OF LANDSCAPE: Owners shall maintain their landscape in good condition, removing all weeds, watering and fertilizing and trimming as necessary to maintain an attractive appearance. Lawns shall not exceed 5 inches in height.

SIGNS: All signs must comply with the Community of Harbor Bay Isle's Rules and Standards Sign Resolution #91-03. **Posting of contractor signs is not permitted.** *Homeowners are responsible for complying with the prohibition against posting contractor's signs within private property of Association common areas. In-home business signs are prohibited.*

SPEAKER SYSTEMS (exterior): Amplified outdoor installations are not permitted.

VEHICLE STORAGE: Storage of boats, trailers, campers, and large trucks is not permitted outside of the owner's garage on private property.

WINDCHIMES are discouraged. They are permitted only if the sound level is not offensive to neighbors.