

**Tamarac By-The-Gulf, Inc.**  
**Rules & Regulations**  
**As Revised September 12, 2003**

**Tamarac By-The-Gulf Subdivision is a deed restricted community. The deed restrictions are in compliance with Federal and State laws concerning communities intended to provide housing for residents fifty five (55) years of age and older. Each lot in Tamarac is required to have at least one resident fifty five (55) years of age or older. Tamarac By-The-Gulf needs to maintain records that it is in compliance with the governmental age requirements. It is required that new residents meet with The Tamarac Registration Committee to provide proof of age prior to taking occupancy of any residence in Tamarac By-The-Gulf subdivisions.**

**The deed restrictions state that all lot owners shall be members of Tamarac By-The-Gulf, Inc., a not for profit home owners association. This Association is managed by its board of directors. The directors are elected by the Tamarac lot owners at the Association's annual meeting in December. The purpose of maintaining the Subdivision as an area of high standards the Board of Directors may issue rules and regulations, and are responsible that their residents, guests and leases, if any, also comply.**

**All lot owners and renters are urged to read and clearly understand Article 2 and Article 7 of the Deed Restrictions. This does not imply that the other Articles any less binding.**

**1. ARCHITECTURAL GUIDELINES**

**Article 2 of the deed restrictions states that an owner must contact the Architectural Committee before starting or contracting exterior alterations or additions to their property. A drawing, written descriptions of the plan, survey if required, and written request for approval by the Committee must be made. This deed restriction has no effect on the requirements that any pertinent Pinellas County Building Code regulations or Permits may be necessary. The requirement to obtain Committee approval for alterations is strictly enforced by the Association.**

**All hot tubs or spas must be located at the rear of the home next to the rear wall of the home and must be enclosed by a permanent screened room which is part of the home. Said room is to have a poured concrete floor.**

**No portable or temporary or free standing patio covers are allowed except umbrella tables and their umbrellas. Also, all screened rooms are to be of the permanent type with poured concrete floors and either aluminum or wooden roofs.**

**11. BILL COLLECTION POLICY**

**When an account owing money to Tamarac By-The-Gulf, Inc. becomes delinquent the following actions are to be taken.**

1. The Association's accountant is to mail a past due notice to the debtor.
2. If the account is still past due a month later the accountant is to send a second notice that states that if the bill is not paid it will be given to the Association's attorney for collection and there may be legal fees incurred that will also be due.
3. If unpaid for another thirty days, the account will be given to the Association's attorney for collection. The attorney is directed to take whatever legal action necessary to collect the amount due which may include bill collections costs, legal fees, placing liens on property and suits for foreclosure.

### **III. WATER RESTRICTIONS**

Watering of lawns is regulated by Pinellas County Utilities and by SWIFTMUB. Tamarac Subdivision has an irrigation system that services all lots and common areas. The control system setting up the watering times uses the latest technology and is not to be tampered with by any unauthorized person or lot owner.

Portable water in the home costs substantially more than the water used by the irrigation system. Water at the hose bib is potable water.

1. When hand watering flowers, shrubs, etc. a device with an automatic shut off is required by Pinellas County regulations.
2. Soaker hoses are not permitted to be used in the Tamarac Subdivision.
3. The irrigation pipes on each lot are Tamarac By-The-Gulf, Inc.'s property. The system is engineered and operated so as to have sufficient water pressure in each zone. No modifications, changes or additions of sprinkler heads are permitted.

### **IV. SWIMMING POOL REGULATIONS**

1. Observe and comply with posted Florida Board of Health and Bureau of Sanitation rules.
2. Only Tamarac residents and guests are permitted in the pool.
3. No Children under three (3) years of age are permitted in the pool. Children three (3) to sixteen (16) must always be accompanied by a responsible adult.
4. Shower and remove suntan lotion before entering the pool.
5. No food or drink is permitted in pool area. They are permitted only at the tables and under the veranda.
6. No glassware is permitted in the pool enclosure.
7. Masks, fins, snorkels, inflatable floats, etc, are not permitted. Noodle type floats are permitted.
8. Keep pool gates locked at all times.
9. No diving, jumping or running is allowed.
10. No animals are permitted in the pool area.
11. Umbrellas are to be closed when not in use.
12. Residents are responsible for their guests.

## **NOTES-SWIMMING POOL**

- **NEVER SWIM ALONE**
- **THE POOL IS OPEN UNTIL 10PM**
- **THE POOL IS CLOSED EVERY MONDAY EXCEPT HOLIDAYS FOR SHOCKING AND CLEANING**
- **THE POOL IS CLOSED FROM 7A.M. TO 9A.M. TUESDAY THROUGH FRIDAY EACH WEEK DAY FOR CLEANING.**

## **V. CLUB HOUSE**

1. **The Activities Committee Chairperson schedules all events that use the Club House.**
2. **Association members may reserve the Club House for private events. The one making the reservation is responsible that the Club House is clean and in the same condition at the close of their event as when they took possession. There is a fee charged for the use of the Club House for private events.**
3. **The Club House is for the use and entertainment of Association members and is not to be used for any commercial event or promotion.**
4. **Use of the pool table and shuffleboard courts is for Association members and their guests. Damage to the equipment by a member or their guest shall be paid by that member.**

## **VI. VEHICLES**

### **A. PARKING, GENERAL**

1. **The parking or storage of automobiles is permitted only on paved areas.**
2. **The overnight parking or storage of trucks or commercial vehicles in excess of ½ ton rated capacity is prohibited.**
3. **The overnight parking of vehicles of any kind upon public right-of-way is prohibited.**

### **B. PARKING – CLUB HOUSE PARKING/SWIMMING POOL LOTS**

1. **No overnight parking is permitted unless prior approval has been received and a ticket has been obtained from your Regional Director or other member of the Board. This ticket must be displayed on the left side of the vehicle's dashboard so as to be visible through the windshield. Permission for overnight parking in this area is permitted for a limited time determined by the Board.**
2. **No vehicle that is not in operating condition or properly licensed shall be parked in this area.**
3. **Parking in this area is at the owner's risk**

### **C. VEHICLE SIZE RESTRICTIONS**

**The maximum size vehicle that a homeowner may park in Tamarac By-The-Gulf is:**  
**Width 7.0'' (seven feet, zero inches)**  
**Height 8.0'' (eight feet, zero inches)**  
**Length 18.0' (eighteen feet, zero inches)**

#### **D. VEHICLE REPAIRS**

Extensive repairs, servicing and /or painting made to vehicles, boats, campers, etc. is prohibited in private driveways, public right-of-ways and the Club House parking lots. No minor repairs are permitted to take more than twenty four hours.

#### **VII. GARBAGE COLLECTION**

1. Garbage and other waste is collected on Tuesdays and Fridays.
2. Recycleables are a separate collection on Tuesdays. Use the container provided.
3. Containers, bags or bundles should not exceed 50 pounds.
4. Small limbs no more than three (3) inches in diameter and tied in bundles no more than four (4) feet in length are acceptable.
5. This services is for residential trash only – no construction or commercial refuse or items deemed hazardous waist is acceptable
6. Call Waste Managements, telephone # 621-3955, for special pick-up of large or heavy items. Examples of items for special pick-up are refrigerators, washers, etc. The person needing special services is responsible for the cost of the pick-up.
7. All trash and garbage for collection shall not be placed at the curb before 7 p.m. the evening before schedules pick-up.

#### **VIII SIGNS**

Article 7 of the Deed Restrictions states that no signs are permitted on any lots in Tamarac. The Board has the authority to authorize exceptions to this restriction. There are only two exceptions authorized:

1. House for Sale signs are permitted. They must be placed close to the house. They are not permitted elsewhere such as at the curb line or in the middle of the yard. The sign must be promptly removed as soon as the sale has been closed.
2. Contractor signs may be placed near the house only while work is in progress. They must be promptly removed at the completion of work for which the lot owner has contracted.

#### **IX. HIRED CONTRACTORS**

1. Lot owners are responsible for the conduct and compliance with Tamarac's Deed Restrictions, Bylaws and Rules and Regulations.
2. Before digging the maintenance supervisor must be contacted so as to avoid any damage to pipes, electrical wires, etc.
3. Vehicles and dump boxes are not permitted on lawn areas or Tamarac Subdivision right of ways.
4. Contractor vehicles, equipment or trailers are not permitted to park on streets over night.
5. All trash and debris shall be removed by contractor upon completion of the job.
6. Loud music, profanity and noise are prohibited.

## **X. PETS**

- 1. All pets must be on a leash when being taken for a walk on Tamarac Subdivision rights of way. (Pinellas County Ordinance)**
- 2. Pet waste must be removed at once by person attending pet.**
- 3. Pet owners are to see that the pets do not trespass on the lots of homeowners.**

## **XI. CLOTHES DRYING**

**Out door drying of clothes and other laundry is prohibited on Sunday. Closes and laundry lines must be removed and put out of sight when not in use.**

## **XII. FINES**

**A lot owner may be fined for violation of the Rules and Regulations. A summary of the Associations policy and procedures follows:**

- 1. A written notice of the violation is given to the lot owner.**
- 2. A reasonable time to correct the violation is given**
- 3. If the violation continues, a written notice is given the lot owner that the Board may levy a fifty dollars (\$50) fine at its next meetings.**
- 4. The lot owner has 14 days to meet with the Appeals Committee if he/she so desires.**
- 5. The Appeals Committee will report to the Board its recommendation.**
- 6. Continued violation of the regulations could result in additional fines of one hundred dollars (\$100) for each additional violation.**

## **XIII. GARAGE SALES**

**Each lot is permitted no more than one personal property sale in a twelve (12) month period. A sale may last no longer than three contiguous days. The person having the sale shall contact the maintenance office to obtain cones that they will place along the street curb during the sale to signal that parking is permitted on only one side of the street.**