

RULES AND REGULATIONS

TAHITIAN PLACE HOMEOWNERS' ASSOCIATION, INC.

ALL RULES AND REGULATIONS MUST BE POSTED IN ALL UNITS.

<u>RULE 1</u>	<u>DESIGNATED SINGLE-FAMILY COMMUNITY AND HOMEOWNERS' ASSOCIATION</u>	<u>3</u>
<u>RULE 2</u>	<u>ADDITIONS AND REPLACEMENT OF ADDITIONS TO UNIT PROPERTY</u>	<u>3</u>
<u>RULE 3</u>	<u>NOISE AND DISTURBANCES</u>	<u>5</u>
<u>RULE 4</u>	<u>MAINTENANCE OF UNIT PROPERTY</u>	<u>5</u>
<u>RULE 5</u>	<u>LANDSCAPING OF UNIT PROPERTY</u>	<u>7</u>
<u>RULE 6</u>	<u>PERSONAL PROPERTY STORAGE AND USAGE ON UNIT PROPERTY</u>	<u>8</u>
<u>RULE 7</u>	<u>OCCUPANCY OF UNIT</u>	<u>9</u>
<u>RULE 8</u>	<u>PETS</u>	<u>9</u>
<u>RULE 9</u>	<u>GARBAGE DISPOSAL</u>	<u>10</u>
<u>RULE 10</u>	<u>MAINTENANCE OF UNIT EXTERIORS</u>	<u>11</u>
<u>RULE 11</u>	<u>NOTICES</u>	<u>11</u>
<u>RULE 12</u>	<u>PARKING AND VEHICLES PERMITTED ON UNIT PROPERTY</u>	<u>12</u>
<u>RULE 13</u>	<u>LEASING AND SALES OF UNIT PROPERTY</u>	<u>13</u>
<u>RULE 14</u>	<u>FINING AUTHORITY</u>	<u>14</u>
<u>RULE 15</u>	<u>RULE 15. DESIGNATED SMOKING AREAS:</u>	<u>15</u>

**RULES AND REGULATIONS FOR
TAHITIAN PLACE HOMEOWNERS' ASSOCIATION, INC.,
EFFECTIVE _____ 1, 2023**

The following Rules and Regulations have been adopted by the Tahitian Place Homeowners' Association, Inc., to assure residents that the Unit Property will be used in a manner providing the greatest benefit and enjoyment for all persons and defined in part as the responsibility:

OWNERS

- Building Exterior – Includes Gutters and Downspouts
- Porches and Patios – Not to be used as a Storage Unit or Laundry Area
- Grounds Surrounding a Unit
 - Landscaping
 - Removal of dying or dead hedges and plantings
- Exterior Wall of Unit to Inside Individual Firewall
- Front Light Post

ASSOCIATION

- Water
- Sewer
- Garbage
- Common Areas and Common Area Trees
- Lawn Mowing
- Shrub Trimming (two times per year)

These Rules and Regulations are required to be observed by all residents, be they owners, renters, or guests, and provisions for their strict enforcement are established in the Declaration of Covenants and under the Laws of the State of Florida.

Rule 1 **Designated Single-Family Community and Homeowners' Association**

Tahitian Place Homeowners' Association, Inc. (hereinafter referred to as the Association) is a single-family community. The Association Documents: By-Laws, Declaration of Covenant and these Rules and Regulations in this regard must be strictly adhered to by all residents and guests. All residents and guests are required to abide by the Rules and Regulations and all Occupants are required from time-to-time to update the occupancy information. Additionally, all residents and guests are required to understand the Rules that will demonstrate the intent of the Association to be a single-family community.

Rule 2 **Additions and Replacement of Additions to Unit Property**

- A. Written approval is required before any construction is begun. This approval must be given to the Property Management Company on behalf of the Board of Directors in order for the Unit Owner to proceed. Documentation that must be submitted by the Unit Owner before written approval will be granted is as follows:
1. Association Approval Exterior Modification Form (EMF) see Attached Exhibit "A" completed and submitted to the Property Management Company.
 2. A copy of the contractor's proposal.
 3. A copy of the contractor's permit along with Workmen's Compensation and Liability Insurance, with Unit Owner named as the Additionally Insured, and such document must be submitted to the Board of Directors through the Property Management Company.
- B. Additions or replacement additions must comply with the restrictions listed in this Rule by type. (These restrictions are effective from the date of these Rules and Regulations and do not affect prior installations.) The Board of Directors and Property Management Company will ensure that these changes comply with the Rules and Regulations of the Association.
1. Exterior surface coverings (front porches and rear patio slabs that are not enclosed):
 - a. Concrete – Stain/paint color (must be slip resistant): COLOR TO BE DETERMINED

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- b. Outdoor Carpet (must be glued down) – COLOR TO BE DETERMINED
 2. Gutters on Buildings
 - a. Material – Aluminum
 - b. Color – Dark Brown
 - c. Size – To be determined prior to installation (preferably 5” or 6”).
 3. Rear patio enclosures may be screen or glass enclosed. White, beige or brown blinds should be installed at all screened walls if the rear patio or lanai is utilized as a storage area or laundry area.
 - a. Material – Wood or Aluminum
 - b. Color – All exterior aluminum to be dark bronze. Wood replacement is to be the same color as trim.
 - c. Screening – Charcoal (appears to be bronze)
 - d. Style – One (1) outside door is required. The design must be consistent with the community.
 - e. Height – Not to exceed eave line of the building.
 4. Rear patio roof covers (see patio enclosures Rule 1, B, 3a, b, d, and e above)
 5. Screened Doors (front porches)
 - a. Material – Aluminum
 - b. Color – Bronze
 - c. Screening is charcoal (appears to be bronze)
 6. Glass Window Replacements – Frame color to be brown or dark bronze for front, side and rear windows ~~with black or bronze for rear windows~~ and are to conform to current window style.
 7. Hurricane or storm shutters/panels:
 - a. Design and installation of permanent storm shutters/panels on sliding glass doors and windows must first have approval of the Board of Directors or Property Management Company.
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- b. Temporary storm shutters/panels may be put up only when there is a hurricane watch/warning and removed within 72 hours (no longer) after such hurricane watch/warning has been lifted. These storm shutters/panels cannot be left up permanently.
8. Carports:
 - a. Material – Aluminum
 - b. Color – Bronze or brown

Rule 3 **Noise and Disturbances**

Noise levels must be kept within acceptable standards at all times. During the hours of 10:00 p.m. to 8:00 a.m., conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the Unit. All workers must end their work day by 6:00 p.m., except in the case of an emergency or special circumstance.

Loud discussions and use of foul language is prohibited. No loud noises such as car stereos, televisions, loud music, or loud parties, etc., at any time. No alcoholic beverages are to be consumed within the common areas of the community.

This is a small community, please observe the ten (10) mile per hour speed limit.

Rule 4 **Maintenance of Unit Property**

Unit Owners or Occupants are reminded the surrounding property around the grounds (See Attached Exhibit "A") and outside of each Unit are their maintenance responsibility to keep it clear from clutter at all times. Unit Owners or Occupants shall not store, or otherwise leave, their personal property lying about these grounds.

- A. No Unit Owner or Occupant shall service, care for or maintain the Unit Property except:
 1. As provided in the Declaration of Covenant and Restrictions and these Rules and Regulations of the Association.
 2. As directed, permitted, or supervised by the Board of Directors through the Property Management Company.

3. Any contractor for outside work must be licensed and insured and have the approval of the Board of Directors or Property Management Company prior to the start of any work.
 4. If a City of Dunedin building permit is required for any work, a copy of the permit and the contractor's certificate of insurance must be provided to the Board of Directors through the Property Management Company and the permit must be posted at the Unit.
 5. Exceptions to the above must be approved by the Board of Directors through the Property Management Company.
 6. No wash or wash lines are to be visible from the street or the lanai or screened porch unless covered with white, beige or brown blinds.
 7. No litter of any kind anywhere.
 8. Watering with a hose and water usage should be kept to a minimum, please do not waste water.
 - a. The end of the hose must have a spray nozzle to control the waterflow and eliminate unnecessary water use.
 - b. An owner may wash their vehicle, however, car washing is limited to 15 (fifteen) minutes per wash.
- B. Maintenance or service request:
1. Should a Unit Owner or Occupant have a request for routine service, care or maintenance of the Unit Property, it shall be made, in writing, to the Property Management Company containing the specific nature of the problem or the work to be done.
- C. Insurance
1. All Unit Owners must provide a Certificate of Insurance to the Property Management Company as proof a homeowners' insurance policy is in effect (HO-3). For a rental unit a DP-3 policy is necessary.
- D. Other
1. No garage sales or selling items out of the house or vending at any time.
 2. No working on vehicles at any time.

3. Vehicles that leak oil or other fluids are prohibited from the community.
4. The sewage disposal lines are shared between various properties. In the event of a sewage line clog, the following percentages shall be utilized to share in the expense to clear the blockage See Attached "Exhibit A".

Units 1-2-3-4-5-6:	One-sixth (1/6) of total blockage bill shall be shared
Units 7-8-9-10-11-12:	One-sixth (1/6) of total blockage bill shall be shared
Units 13-14-15-16-17-18-19-20:	One-eighth (1/8) of total blockage bill shall be shared.
Units 21-22-39:	One third (1/3) of total blockage bill shall be shared.
Units 23-24-25-26-27-28-29-30:	One-eighth (1/8) of total blockage bill shall be shared.
Units 31-32-33-34-35-36-37-38:	One-eighth (1/8) of total blockage bill shall be shared.

- E. The following square footages (on a total percentage basis) shall apply for the shared exterior replacement on the outside of all units:

Units 1-3-5-7-9-12-13-16-18	681 sq. ft.
Units 2-4-6-8-10-11-14-15-17	495 sq. ft.
Units 25-29-32	692 sq. ft.
Units 26-30-31	585 sq. ft.
Units 21-24-28	694 sq. ft.
Units 22-23-27	595 sq. ft.
Units 20-33-36-37	592 sq. ft.
Units 19-34-35-38	708 sq. ft.
Unit 39	576 sq. ft.

Rule 5 **Landscaping of Unit Property**

Upon written approval of the Board of Directors through the Property Management Company, Unit Owners or Occupants may make additional plantings within the landscaped property surrounding their Unit, subject to the following restrictions and conditions:

- A. Plantings:
 1. Permitted – Annuals or perennials
 2. Not permitted – Trees, fruit trees, no artificial trees or artificial plants in the landscaped area.
 3. Mulch Permitted – pine needles, shell, stone

4. Mulch Not Permitted – cypress mulch, pine tree bark

B. Planting Location:

1. Permitted – Planted areas or within the Unit Owner's front porch or back patio.
2. Not permitted – Grass is not to be removed to create a plant bed. No planter boxes are to be attached to a unit's exterior walls.
3. No planting permitted on common grounds.

C. Cost of Plantings:

1. This cost is the responsibility of the Unit Owner or Occupant and such costs will not be given consideration as part of the Association's on-going landscape maintenance.

D. Maintenance:

1. It is the Unit Owner's or Occupant's responsibility. Should the plantings not be maintained in an acceptable manner or cause damage to the building, the Association reserves the right to notice the Unit Owner first, then remove the plantings at its discretion and charge the Unit Owner for such costs.

E. Damage to Plantings:

1. It is not the responsibility of the Association if damage is caused by the lack of care by the Unit Owner or Occupant.

F. Exterior Holiday Decorations:

1. Decorations are permitted but may not be displayed or hung from any exterior walls, landscaped area, porches, walkways or side or back yards. Holiday decorations must be removed seven (7) days after the holiday.

Rule 6 **Personal Property Storage and Usage on Unit Property**

Porches, open porches, rear patios and courtyards shall not be used for the long-term storage of personal property or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the Units or in the courtyards or patio areas. Rear patio areas, whether enclosed or not, must be kept in a clean and neat appearance at all times.

Rule 7 **Occupancy of Unit**

Occupancy Requirements:

- A. No business of any kind may be conducted in or from the residence.
- B. Visitors may stay for a duration of no longer than 21 (twenty-one) consecutive days during a six (6) month period.
- C. Any child while visiting any Owner or Occupant and using the common areas and park facilities must be accompanied by an adult at all times.

Rule 8 **Pets**

- A. In accordance with the Declaration of Covenants and Amendments, pets are restricted as follows:
 - 1. A Pet is permitted only with Board approval.
 - 2. A Pet that is permitted must be less than 25 pounds and is to be kept only on the limited area specific to the Unit Property or within the Unit by the Owners or Occupants.
 - 3. The number of pet that may be permitted per Unit is limited to one (1). A guest's pet is permitted only with the approval of the Board of Directors through the Property Management Company and are bound by these same rules. A guest's pet may only stay as long as a guest is permitted to stay.
 - 4. In the State of Florida, it is required by law that each dog, cat, and ferret over the age of four (4) months receives a rabies vaccination. Proof that an Owner's pet has received a rabies vaccination must be submitted to the Property Management Company.
 - 5. In Pinellas County, it is also required that you obtain a license for your pet. Proof that an Owner's pet has an up-to-date license for their pet must be submitted to the Property Management Company.
 - 6. No feeding of any wild animals and bird feeders are not permitted on any property.
 - 7. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot other than such animals may be considered household pets and kept upon such lot. There shall be a limit of one dog or one cat per dwelling and shall be of

a size that the weight shall not exceed twenty-five (25) pounds. Any pet owner shall strictly observe the City of Dunedin leash lawn, County of Pinellas, and State of Florida general law. All pets must be strictly controlled at all times and not become a nuisance, or by constantly barking, annoying other residents. No animal waste shall be permitted on the common elements, or individual unit owners' property, nor shall waste be allowed to remain on individual lots.

8. According to Pinellas County Code, Chapter 14 – Animals: Section 14-30, 4: *Public Nuisance Animals* – “Placing food or garbage, allowing the placement of food or garbage, or offering food or garbage in such a manner that it attracts cats, dogs, raccoons, coyotes or other wildlife and thereby creates a public nuisance.”
9. According to Pinellas County Code, Chapter 14 – Animals: Section 14-62 (a): *Dogs or cats at large*: “No dog or cat shall run at large within the county, as defined under this article. Any person who possesses, harbors, keeps, or has control or custody of any dog or cat which is running at large shall be in violation of this article, regardless of the knowledge, intent, or culpability of the owner.”

Rule 9 **Garbage Disposal**

- A. Subject to Dunedin's City Code, which shall take precedence, garbage and trash disposal is as follows:
 1. Garbage containers:
 - a. The Association provides a garbage dumpster at the entrance of the community. **Please bag all garbage and place in the dumpster.**
 - b. Do not throw fat or grease down drain lines. Fat or grease is to be disposed of properly.
 - c. Garbage days are Monday, Wednesday and Friday of each week.
 - d. The disposal of large items that do not fit into the dumpster is allowed by contacting the Property Management Company to make special arrangements with the City of Dunedin for proper disposal. The additional dump fee will be passed on to the Unit Owner or Occupant for reimbursement of the disposal fee.
 - e. All boxes must be broken down and flattened out prior to disposal in dumpster.

- f. There is absolutely no dumping around the dumpster. Special collection of a large item is available by FIRST calling the property management office and paying the special pick-up fee. The item may be placed on the right (north) side of the dumpster late Tuesday evening or early Wednesday morning. The special pick-up has a bulk collection fee paid to the Association through the property management company.

Rule 10 **Maintenance of Unit Exteriors**

Each Homeowner has the sole responsibility for the maintenance and repair of the unit building and interior portions. No Unit Owner or Occupant shall make any exterior repairs, alterations or modifications or paintings unless it conforms to the existing color and styles of the community. No exterior enclosures, patios, storage sheds or other structures whatsoever may be installed in, hang from, or constructed upon, the areas or within the rear or side patio areas. Please keep our community neat and tidy.

All exterior modifications and changes to the exterior of the common areas must be approved by the Board of Directors. An EMF (Exterior Modification Form) (see attached) must be completed with pertinent information then turned into the Board of Directors through the property management company for review by the Board.

Any owner receiving correspondence from the Board of Directors through the property management company that exterior repair(s) are required on a unit, if such violations or repairs are not completed within 14_days the unit will be in violation and the Board of Directors shall have the authority to notice such, vote to approve a fine amount then turn this over to the Fining Committee for action at a duly called meeting.

No signage is to be displayed or mounted anywhere on any unit exterior. Real estate sales or For Rent signs are to be located in the front window and no larger than 18" x 24".

Rule 11 **Notices**

All official notices of the Association shall bear the signature of an officer along with the Association's official seal. In the alternative, official notices may bear the signature of the Property Management Company along with the Association's official seal. No Board member shall make, circulate or post notices of any kind or type whatsoever which purport or represent to be an official notice of the Association through the Property Management Company. Notices of a social nature or purpose are excluded from this restriction. However, all such notices must bear the signature of the party (Unit Owner

or Occupant) circulating the same, and such party shall be fully responsible for its contents. Such notices may be posted in any public area with the approval of the Association or the Property Management Company, provided the posting does not become unsightly or a nuisance.

Rule 12 **Parking and Vehicles Permitted on Unit Property**

Parking of vehicles and those vehicles permitted to be parked on Unit Property are subject to the following restrictions and conditions:

- A. Number of vehicles and vehicle description:
1. Each Unit Owner or Occupant is entitled to one (1) vehicle and each Unit Owner or Occupant has one (1) designated marked parking spot in their own marked designated area. Each Unit Owner may not have more than two (2) vehicles per unit.
 2. Unit Owners or Occupants are limited to transportation vehicles. A transportation vehicle is defined as:
 - a. Cars
 - b. Scooters
 - c. Vans, minivans, sport utility vehicles
 - d. Station wagons
 - e. Pick-up trucks no greater than $\frac{3}{4}$ ton
 - f. No vehicles with lettering, decorations, signs, signage or advertisements.
 - g. No double parking, one behind the other.
 3. Not permitted to be parked and will be towed at owner's expense are defined as:
 - a. Boats or other watercraft
 - b. Motorcycles
 - c. Business equipment
 - d. RV's or moving vans – 48 hours to load and unload (Unit Owner or Occupant only)

- e. Trailers
 - f. Inoperative vehicles or unregistered vehicles. Violators will be towed at owners' expense.
- B. Additional Parking:
- 1. Owners with a second vehicle may park in the visitors' spot. No Unit Owner, Renter, or Guest may park in another Unit Owners' designated spot without an Owner's permission and filed with the Property Management Company. No one with a designated parking spot under a carport, may park in a visitor spot except for a rain day to wash their vehicle. After the rain subsides, the vehicle must then be returned immediately to their designated parking spot under the carport.
 - 2. Landscaped area – NO parking permitted! (No wheels on grass).

Rule 13 **Leasing and Sales of Unit Property**

Upon receipt of the required documents, application and associated fees, along with proof of age, and with prior written approval by the Board of Directors or the Property Management Company, each Unit Owner has the right to lease his/her Unit, subject to the terms and conditions of the Planned Residential Development Certificate of Amendment and Restatement of Restrictions and the following Association conditions and Rules and Regulations.

It is the responsibility of the Unit Owner to inform any agent or individual acting in the Unit Owner's behalf so as to ensure compliance with the following conditions and restrictions:

A. Occupancy:

This is a single-family dwelling.

- 1. ~~Age~~ Requirements of all Occupants and Guests are for all to abide by the association documents: Declaration of Covenants, By-Laws and these Rules and Regulations.
 - a. Tahitian Place is a single-family community.
- B. Documentation required:
- 1. A completed Association Application Form with each applicant's information.

- a. A \$100.00 Application fee per person is required for all applicants eighteen (18) years or older either a lease or sale.
 - b. Background checks are required for all permanent Unit Owners and Renters.
 - c. The property management company must complete the tenant check. Unit Owner's verbal approval is unacceptable.
2. A copy of driver's license for each applicant.
 3. A copy of the proposed Lease or Sales Contract. Pursuant to the city of Dunedin Ordinance, the minimum rental period for a unit is no less than three (3) months.
 4. A signed form stating that the buyer applicant has received a copy of the Tahitian Place Homeowners' Association Documents, which are the Declaration of Covenant and Restrictions, Articles of Incorporation, By-laws and a copy of these Rules and Regulations and agrees to abide by these documents. A signed form stating that the tenant applicant will receive only a copy of these Rules and Regulations and must also agree to abide by them.
- C. Personal Interview:
1. A personal interview with the lessee or new buyer by a member of the Board of Directors through the Property Management Company is required within two (2) weeks of a tenant taking occupancy or the scheduled closing of a sale of the Unit Property.
 2. The Unit Owner should contact the Board of Directors through the Property Management Company to arrange for the personal interview. All of the documentation listed above in Rule 13, B must be submitted at the time of this interview.
- D. Lease Renewals for a Lessee:
1. If the Unit Owner's Lessee should become a nuisance or continually disobey the Association's governing documents, the Board of Directors or Property Management Company can demand that the Unit Owner not renew or extend the lease.

Rule 14 **Fining Authority**

The Association shall have the authority to enforce by legal means the provisions of the governing documents and these Rules and Regulations, by levying fines against a

member or member' tenants, guest, or invitees, or both. Fines may not exceed \$100.00 per violation against any member or any tenant, guest, or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, except that no such fine shall exceed \$1,000.00 in the aggregate.

A fine may not be imposed without notice of at least fourteen (14) days to the person sought to be fined and an opportunity for a hearing before a committee of at least three (3) members appointed by the board who are not an officer, directors, or employees of the Association, or the spouse, parent, child, brother or sister of an officer, director or employee. The Board of Directors shall hold a special meeting to discuss and vote to approve the violation is valid and turn the matter over to the Fining Committee for a special meeting with the violator. If the committee, by majority vote, does not approve a proposed fine, it may not be imposed. The Association shall be entitled to interest at the highest rate as allowed by the law for any unpaid fine.

Rule 15 Designated Smoking Areas

As a consideration to our non-smoking owners and renters, no owner or guest is permitted to smoke around the perimeter of your unit or anyone else's unit. A smoker must remain at least 25 feet from any unit or person at any time while within the common areas of the association. The designated smoking area for an owner and a guest is within the center park area at the picnic table. Anyone smoking in the common areas must keep a minimum distance of 25 feet away from any unit.

TAHITIAN PLACE HOMEOWNERS' ASSOCIATION, INC.

By: _____
John Host, President

By: _____
Patricia Givens, Secretary

SEAL: