

Rules and Restrictions

Refer to PLCA & Cottages governing documents for more complete information

1. The Cottages is a single-family neighborhood. Occupancy by more than one family is prohibited.
2. Homeowners are required to adhere to all covenants, rules and restrictions as well as The Cottages Architectural Guidelines.
3. Olde Cottage Lane is a private roadway without sidewalks. The speed limit on Olde Cottage Lane is 15 mph. Please inform your guests of the speed limit.
4. All exterior and landscaping changes require the prior approval of both The Cottages Board and the Pelican Landing Design Review Committee (DRC) before work starts.
5. The exterior of the homes are to be kept in neat, clean and attractive condition at all times to include roofs, driveways, gates, pavers and landscape among other items.
6. Dead and dying plantings are to be promptly replaced. Mulch is not landscape.
7. All exterior decorative objects, signs, and yard flags are prohibited without prior approval. Furniture may not be placed in driveways.
8. Annual plants are to be disposed of before leaving for the season.
9. Security monitoring and security camera notices are to be placed by the front door of the Unit. Cameras must be placed to avoid capturing neighboring properties and common areas or a location where there is an expectation of privacy. Florida statutes require prior written permission from both parties before an audio or video recording takes place.
10. The only permitted flags are USA, Florida, and Military Service flags. Flags shall conform to PLCA display, size and condition requirements.
11. Garage doors are to be kept closed when not in use -- pests, rodents, snakes, security and appearance are the primary concerns.
12. Due to fire hazard concerns grills may not to be used on driveways, front porches, or in garages. Grills may be used on the rear lanai or private side areas of the home.
13. Quiet hours throughout The Cottages are 10:00 pm to 7:00 am.
14. PETS: There is a limit of 2 total pets. PLCA has weight and breed limitations. Dogs are required to be on leash or carried at all times when outdoors. Animal waste must be immediately and properly disposed of. Be considerate and don't use your neighbor's lawn as a pet potty.

15. Contractors must leave the unit and adjoining road and common areas in clean condition after work is completed for the day. Residents are responsible for any damage or clean-up expense caused by their contractor.
16. Construction materials may not be stored on the exterior of the property after completion of a project.
17. Trucks with over 4-axles are prohibited on Olde Cottage Lane. Residents are responsible for conveying this to their contractors before delivery of materials and will be charged for damages by their contractors.
18. Trash containers may be placed at the curb after 5:00 pm on Monday and put away by the end of the day Tuesday. Trash and recycling containers shall be stored in the garage. Attracting rodents and snakes is the main concern.
19. ATVs, golf carts, mini trucks, autonomous delivery vehicles, low speed vehicles, drones, campers, RVs, motorhomes, trailers, boats and other watercraft, are not permitted to operate on Olde Cottage Lane or in The Cottages General or Exclusive common areas. The board retains the right to modify this restriction to include future classes and descriptions of vehicles as necessary.
20. Parking along Olde Cottage Lane is prohibited between 11:00 pm and 6:00 am. Parking on the grass is always prohibited.
21. Drones of any kind or purpose are not permitted to navigate over The Cottages general or exclusive common areas. Realtors may contact the Board for exceptions.
22. The lake edge is private property. PLCA prohibits fishing, walking, bike riding, and dog-walking along the lake, golf course and Preserve areas. There are alligators and snakes present in and around the lake and Preserve.
23. Gopher Tortoises are a protected species. Please do not disturb tortoises or their nesting areas in the Preserve areas adjoining The Cottages.
24. Prior approval is needed to lease a home with no more than one lease allowed in any 12 month period. See governing documents for details.
25. GAZEBO: Please call Privacy if non-residents are preventing a resident from their enjoyment or use of the gazebo.
 - The gazebo is for the exclusive use of Cottages residents and their guests.
 - The gazebo is a non-smoking area.
 - Fishing is not permitted at the gazebo.
 - Feeding of wildlife of any kind, including fish or ducks, is not allowed.
 - Feeding an alligator or protected wildlife is prohibited by Florida statute.
 - There are no trash services available at the gazebo. Please take trash with you.