



PELICAN LANDING COMMUNITY ASSOCIATION

SIMPLIFIED ASSOCIATION RULES

This is based on the Pelican Landing Community Association Homeowners Documents - () indicates page number

A. The following items are prohibited in Pelican Landing

1. More than one family occupying a dwelling unit (52)
2. Parking vehicle on main roads (53)
3. Repair or restoration of vehicles (53, 56)
4. Operating a moped or golf cart (Golf carts can only be used in designated golf areas) (54, 61)
5. Animals other than dogs cats, or fish (55)
6. Pets kept for commercial purposes (55)
7. More than two dogs or cats (total) per dwelling unit (55)
8. Pit bulls, dogs or other animals that cause a nuisance (55)
9. Noxious, illegal or offensive activity (55)
10. Outside burning of wood, leaves, trash, etc. (56)
11. Dumping of toxic substances, chemicals, pesticides, fertilizers, etc. (56)
12. Unclean, unsightly, or unkempt, conditions (56)
13. Trash Containers put out earlier than night before pick-up or retrieved later than pick-up day (56)
14. Operation of radio station, short wave, or similar (56)
15. Installation of basketball equipment, clothesline, garbage cans, tanks, etc. in a non-screened area (57)
16. Installation of above ground pool (57)
17. Drawing of irrigation water from a creek, stream, river, lake, pond, wetland, and etc. (58)
18. Obstruction or re-channeling of drainage flows to storm drains (58)
19. Installation of overhead utility lines (59)
20. Installation of window or wall-mounted air conditioners (59)
21. Installation of artificial vegetation outside a dwelling unit (59)
22. Construction of docks, boat davits, piers, etc. on wetland or water within Pelican Landing (60)
23. Use of a sailboat, canoe, rowboat, or other watercraft on lakes abutting golf course (60)
24. Conducting trade/ business from a dwelling unit unless it is not detectable by sight, sound, smell, or frequency of visitors to the property (60)
25. On-site above ground storage of more than 5-gallons gasoline, propane, heating fuels, etc. (61)
26. Interference with golf players during a tournament (62)
27. Failure to store bicycles, tricycles, scooters, skateboards, baby strollers, etc. so they are not visible from the street or adjacent property (62)
28. Failure to remove weeds, underbrush, or other unsightly growth around any dwelling unit (62)
29. Lawns, landscaping, and sprinkler systems not kept in good, safe, clean, neat and attractive condition (63)
30. Removal of plant or animal life from preservation areas (64)
31. Installation of reflective or foil window coverings (64)

B. The following items require permission from the Master Association

1. Any change in landscaping including removal of plantings anywhere on property (48)
2. Erect a sign, billboard, or advertisement (52)
3. Overnight parking (outside a garage) of any of the following: commercial vehicle, vehicle with commercial writing on exterior, tractor, mobile home, camper, horse trailer, motor cycle, moped, golf cart, boat, or boat trailer (53)
4. Exterior antenna, aerial, satellite dish, or similar items (56)
5. Subdivide a unit (57)
6. Tent, utility shed, shack, trailer or other structure of a temporary nature (58)
7. Removal of trees that are not diseased, dead or necessary to promote growth of other trees (59)
8. Exterior lighting except seasonal decorative lights between November 15 and January 15 (59)
9. Exterior sculptures, fountains, and flags (59)
10. Solar energy collector panels (59)
11. Hedge, wall, dog run, or animal pen (60)
12. Change style of driveway or mailbox (60)
13. Below ground tank for fuel storage (61)
14. Tint Window (64)
15. Permanently installed awnings, canopies, or shutters (64)

C. General Rules

1. Pets outside dwelling units must be carried or on a leash. Immediately remove solid waste of pets (55)
2. If you swim in lakes, ponds, or at the Canoe Park, or if you use an island located in a lake or wetland, it will be at your own risk. (59)
3. Garage doors must be closed except when garage is being entered or exited (60)
4. In preparation for a hurricane dwelling unit owner must remove unfixed items on balconies and lanais (63)
5. Temporary hurricane shutters may be installed when threat of hurricane is immanent. They must be promptly removed once the threat has passed (Interpretation – they can be installed up to 72 hours before a storm is due to strike and must be removed 72 hours after threat of storm has passed. If installed for extended periods of time, shutters must have PLCA approval and be clear/transparent in appearance. (64)