



1778 Samurai Point Q-1 Lutz, FL 33558
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www.PLCA.rocks



PLCA Rules & Regulations Agreement

Today's Date: _____ PLCA Unit/Lot #: _____

Applicant Name: _____ Email: _____

Read each section, then initial each blank. This form must be signed by each resident in your household.

Social Nudism Requirement: I understand Paradise Lakes Condo Association is a nudist community. All owners, renters, and occupants are expected to practice "social nudism" and behave in a manner consistent with the principles of social nudism. I agree to respect the privacy rights of other residents and guests. _____

Sidewalk Usage: I understand that sidewalks are for pedestrian use only. No motorcycles, bicycles, or golf carts are allowed on sidewalks. Golf Carts are ONLY permitted on the Island Condos sidewalks (Buildings T, U, V), and during golf cart parades. _____

Bicycles: All bicycles must be registered with the PLCA office. They must be stored in bike racks or inside my unit when not in use. Bicycles stored in bike racks must be locked. _____

Pet Policy: I understand that Renters are only allowed a maximum of one (1) pet per unit, with the unit owner's written consent. Owners are allowed a maximum of two (2) pets per unit. **All pets must be on a 6-foot leash when not in your unit. Pet owners are required to clean up after their pets.** Pet owners are encouraged to use designated dog walk areas (see map). The dog walk areas are currently located near the wooded area at the end of the "O" building and on the north side of the wall entrance to Phase 3. Pets that cause a nuisance are not permitted. _____

Restricted Dog Breeds: PLCA does not allow residents to have the following dog breeds as pets: _____

- a. Pit Bulls
- b. Staffordshire Terriers
- c. Doberman Pinschers
- d. Rottweilers
- e. German Shepherds
- f. Chows
- g. Presa Canarios
- h. Akitas
- i. Wolf-hybrids
- j. Mastiffs
- k. Caucasian Mountain Dogs
- l. Beaucerons
- m. Boxers
- n. American Bulldogs

Wildlife Interaction: I understand the potential danger of rabies in this county is real. Animals survive quite nicely without our help, so I will not feed any wildlife for their safety and mine. **Alligators and Sandhill Cranes are protected under Florida State Law. Anyone feeding or molesting these animals in any way is subject to penalties set forth by the State of Florida and Pasco County.** _____

Noise: I understand that no noises should disturb other residents, including pets. Quiet hours are as follows: Monday - Saturday, 11 pm to 8 am. Sunday 11pm to 10 am. _____

Photography, Video Recording, or Drones: **There is NO PHOTOGRAPHY OR VIDEO RECORDING ON THE GROUNDS, INCLUDING DRONES,** unless the subjects and the PLCA Board has granted prior permission. _____

Illegal Substances Policy: I understand Paradise Lakes maintains a **ZERO-TOLERANCE DRUG POLICY**, and the use or sale of illegal drugs is not permitted. _____

BBQs & Grills: I understand I can not barbecue on the porches or balconies. If I have a grill, I must register it with the PLCA office, and it can be stored in the grill shed by the "E" building. I understand I can use my grill only on the fun pads. _____

Storage: I understand I can not use my porch or balcony for storage. _____

Garbage & Cardboard Recycling: All garbage must be contained in securely tied trash bags. **No household furniture, construction debris, or appliances are to be placed in or near the dumpsters. When recycling cardboard, I will break down and flatten my boxes before placing them in the dumpster so there is enough space for others to recycle their cardboard.** _____

Smoking Areas: Smoking is prohibited on all balconies and common areas. _____

Smokers must either smoke inside their unit or on the Fun Pads where smoking is permitted. (See PLCA map.) _____

Please note that there is no smoking near the grill shed across from Building E due to the propane stored there. _____

I agree to ONLY smoke in designated smoking areas. _____

Business Activities: Renters and Owners are allowed to work from home, so long as there is no visible business traffic or other business-related activities that could disrupt the lives of your neighbors. _____

Speed Limit & Stop Signs: I understand that the speed limit throughout the community is 10 mph, and I will not drive faster than that. **I will stop at all stop signs and be mindful of pedestrians and golf cart traffic at all times.** _____

Parking: I understand I am only to park my vehicle in designated parking spaces. **I understand that backing into parking spaces is strictly prohibited to help keep car exhaust from entering our buildings. I agree to contact the PLCA office if I will leave my vehicle unattended for 2 weeks or longer. If I leave my vehicle unattended for a long time, I agree to park in a space not in front of or beside a building as a courtesy to those who live here full-time.** _____

Common Area Property Damage: Fun Pads are cared for by community members, and items are often "gifted" by our residents. I am to be respectful of all items in the common areas, and understand unit owner(s) shall be liable to the Association for damage to any common areas or elements caused by the unit owner(s), tenant(s), or guest(s). _____

Weapons: I understand that no weapons are permitted in the common areas. _____

I agree to abide by all PLCA Rules and Regulations.

Signature