

**SANDPIPER LAKE
AT
PELICAN BAY
CONDOMINIUM ASSOCIATION**



Rules and Regulations

Adopted October 4, 2018

Rules and Regulations Procedural Resolutions

Resolution on Owner Request to See Association Records

Any owner wishing to review Association documents must submit in writing, email, or via fax a request to the President of the Board. Owners will be limited to one request per thirty (30) calendar days and must be specific enough to determine what documents must be gathered for inspection. The Management Company will have five (5) business days to prepare documents for your inspection. The inspection time will be between 9:30 am and 10:30 am Monday through Friday, at which time an owner may request copies be made at a cost of \$.25 per black and white copy per page.

Resolution on Communication with Association Attorney

The Board President will designate the official communication contact person(s) with the Association's attorney. If owners have issues that they believe require attorney feedback or opinion, they should provide a written request to the Board that the issue be added to the agenda of the next Board meeting. The Board will review the request and determine if the issue should be addressed by the Association's attorney at Association expense. Any communication with the Association's attorney by any owner other than the designated official communication contact person(s) will be at the sole expense of that owner.

SANDPIPER LAKE AT PELICAN BAY

******ALL EMERGENCIES DIAL 911******

Security Gates	(East Gate)	386-756-0285
	(West Gate)	386-756-0289
Police (Non-Emergency)		386-671-5100
Fire (Non-Emergency)		386-671-4000
Florida Power & Light		386-671-8100
Spectrum (Internet, Cable, Phone)		386-760-9950
		888-289-8988
Pelican Bay Master Association (HOA)		386-322-0110
Waste Pro Trash & Recycle		386-236-4340
Association Management Company:		386-252-2661

Pinnacle Association Management dba
Watson Association Management
435 S. Yonge Street, Suite 3
Ormond Beach, FL 32174

Contact: Marisa A. Rains, LCAM Regional Manager
MRains@watsonrealtycorp.com 386-239-1555

Darla Mull, Administrative Assistant, LCAM
darla@watsonrealtycorp.com 386-252-2661

Websites:

Management	www.watsonassociationmanagement.com
Sandpiper Lake	www.splpb.com
Pelican Bay Master HOA	www.pelicanbaydaytonabeach.com

Association Responsibilities

- Spray and pull weeds
- Fertilize plants and grass
- Cut grass, trim trees and mulch
- Mulch, annually
- Maintain irrigation system
- Trim all bushes and plants in common areas
- Treat for subterranean termites **only**
- Paint buildings as needed
- Exterior building repairs
- Front door replacement **as needed**. If door has been abused or damaged by owner/resident negligence, the owner will be charged the cost of repair or replacement.
- Front door is painted when building is painted
- Front door entry light replacement
- Lanai screens **only** for normal screen life. The owner will be charged for damage. The rear screen door is unit owner responsibility.
- Roof repairs
- Sidewalk repairs
- Street lights
- Sandpiper sign maintenance, painting and repair
- Maintain water distribution
- Pave parking areas

❖ **LANDSCAPE CHANGES ARE
NOT PERMITTED WITHOUT ARC
APPROVAL**

Owner Responsibilities

- Maintain proper insurance coverage such as property, liability and wind/hurricane
- Plumbing maintenance and repair of all interior plumbing such as valves, shut offs, toilet flanges, ice maker lines, etc.
- Air conditioning drain cleaning and maintenance
- Inspect and replace aged water heaters
- Dryer vent cleaning
- Routine maintenance, minor repairs or minor replacements such as glass windows, exterior glass doors and window screens

**❖ YOU ARE RESPONSIBLE FOR
TURNING THE WATER OFF TO YOUR
UNIT WHEN YOU ARE AWAY**

SANDPIPER LAKE AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.

ANY VIOLATION OF THE FOLLOWING RULES AND REGULATIONS, AND/OR THE USE RESTRICTIONS OR COVEVANTS CONTAINED IN THE DECLARATION OF CONDOMINIUM MUST BE REPORTED IMMEDIATELY BY LETTER OR EMAIL TO THE ASSOCIATION OR THE MANAGEMENT COMPANY. (SECTION 12, SUB-PARAGRAPH 12.3 OF THE DECLARATION OF CONDOMINIUM)

RULES AND REGULATIONS FOR SANDPIPER LAKE AT PELICAN BAY CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations pertaining to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended by the Board of Directors of the Condominium Association, and shall be binding upon all condominium unit owners.

The condominium unit owners shall, at all times, obey these rules and regulations and shall ensure that they are faithfully observed by their families, guests, invitees, employees, agents and lessees.

Violations of these Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association and other condominium unit owners, pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation, the By-Laws, the corporate books and records of the Association and Florida law.

Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover (whether or not suit is filed), any and all court fees and costs incurred by it, together with the reasonable attorney's fees, against any person violating the rules and regulations or any governing document of the Association.

The Board of Directors may, from time to time, adopt or amend previously adopted rules and regulations governing the details of the operation, use, maintenance, management and control of the condominium and any facilities or services made available to the condominium owners. Any waivers, consents, or approvals given under these rules and regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VEHICLES AND VEHICLE PARKING

- 1.1 All vehicles of residents of Sandpiper Lake are required to have a current decal affixed to their vehicle(s). Decals can be obtained at the Pelican Bay Homeowner's Association office at 101 Sea Hawk Drive just inside the East Gate.
- 1.2 Each unit has one (1) designated/numbered parking space in front of the building. All vehicles must be parked in parking spaces. No vehicle may be parked on the right-of-way's, grass or swales.
- 1.3 No vehicle belonging to any resident or to a member of his/her family, a guest or employee shall be parked in such a manner as to impede or prevent access to any other parking space(s).
- 1.4 Parking of trucks rated greater than $\frac{3}{4}$ ton or commercial vehicles or private passenger vehicles displaying advertising is prohibited. Overnight parking of any truck loaded with commercial equipment, i.e., mowers, air conditioning units, aluminum or other construction materials, etc., is prohibited unless the commercial equipment is concealed by a suitable cover. U-Hauls, Pods, dumpsters, lifts, etc., requiring overnight parking is required to get permission from the Board President of Sandpiper Lake either by calling and/or email.
- 1.5 Any vehicle which does not display a current license plate will be considered abandoned and **will be towed** away immediately at owner's expense.
- 1.6 Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the Condominium property.
- 1.7 Vehicles must be parked within the painted lines and away from the grass to allow the landscaper room to mow. As a security measure, keep your vehicle doors locked all times.
- 1.8 Street legal golf carts are allowed in Sandpiper Lake if they meet the city registration and insurance requirements. **THE SPEED LIMIT IN SANDPIPER LAKE IS 15 MPH.**
- 1.9 ENFORCEMENT REMEDIES: Any vehicles in violation of these rules and regulations will be towed at owner's expense.

2. EXTERIOR APPEARANCE OF BUILDINGS

- 2.1 A unit owner wishing to make an addition or other alteration to the outside of a unit shall submit their request to the Board of Directors use ARC Form #1000 (see Appendix A). No work shall commence until ARC Form #1000 is approved by an officer of the Board of Directors and the Pelican Bay Homeowner Association Master ARC. This includes, but is not limited to screen doors, gutters, awnings, windows, window guards, solar film on windows, ventilators, fans or air conditioning devices.
- 2.2 No decorative items, names signs, welcome signs, hanging plants, etc., shall be hung from the exterior of the condominium building without express written permission of the Board of Directors.

2.3 No personal property belonging to residents, including, but not limited to, flower pots in shrubbery beds, statuary, patio and lawn furniture, bicycles, cooking grills, etc., will be left out of doors on common property. Those residents wishing to cook outdoors may do so by placing the grill outside the screened-in porch, several feet away from the buildings. Gas grills should be stored at the rear of the trash enclosure or in the back of the unit covered by an appropriate grill cover when not in use.

(a) The Fire Code of Daytona Beach prohibits use of the following in a building of wood frame construction. Therefore, the Board of Directors amended the Rules and Regulations to clarify the current rules.

(1) Use of CHARCOAL GRILLS on the screened-in porch is PROHIBITED.

(2) Use of PROPANE GAS GRILLS and storage of PROPANE GAS TANKS on the screened-in porch is PROHIBITED.

(3) Use of a PROPANE GAS DEEP FRYER on the screened-in porch or anywhere on the common area of Sandpiper Lake is PROHIBITED.

******VIOLATORS WILL BE REPORTED TO THE FIRE DEPARTMENT******

2.4 Personal property, other than usual patio items, may NOT be stored inside the screened-in porch or lanai. For example, mattresses, boxes, unused household furniture, tires, etc., must be properly stored inside the unit. No items may be stored by hanging from porch or lanai ceiling.

2.5 One (1) "For Sale" sign, 12" x 18" may be placed in a window of the unit.

3. GARBAGE DISPOSAL

3.1 Garbage pick-up in Sandpiper Lake is on Tuesday and Friday. Garbage cans may be put out AFTER 5:00 PM Monday and Thursday and are to be removed from the street by nightfall on Tuesday and Friday.

3.2 Recycled items are picked up on Tuesday. PLEASE DO NOT PUT GARBAGE IN THE RECYCLE BINS. Recycle bins must be stored out of sight in garbage enclosures or inside the unit by nightfall on Tuesday.

4. WATER USAGE

4.1 NO WASHING OF VEHICLES OF ANY KIND IS PERMITTED IN SANDPIPER LAKE.

4.2 Private car wash companies must bring in their own water for car washing.

4.3 Residents are URGED TO CONSERVE WATER whenever possible. Higher water bills result in higher assessments and rent.

5. UNIT LEASING

5.1 RENTAL PROTOCOL – No unit shall be leased or rented for a period of less than twelve (12) months. The lease shall contain the names of all tenants occupying the unit. (Daytona Beach City Ordinance). The occupant's names need to be on the lease or rental agreement. The lessee shall signify in writing on the lease or rental agreement that he/she has been given a copy of these rules and regulations and

has read and understands the same. No more than two (2) unrelated persons may occupy a unit. (Daytona Beach City Ordinance).

6. PETS

6.1 RENTERS ARE PROHIBITED FROM HAVING PETS.

6.2 OWNERS MAY HAVE PETS, MAXIMUM TWO PER UNIT.

6.3 No animals, livestock, poultry or reptiles of any kind shall be raised, bred or kept in any condominium unit or in the common elements.

(a) A conditional license is granted to each unit owner to keep and maintain two (2) domesticated household pets as follows:

(1) Cats.

(2) Dogs **EXCEPT** those breeds that are strictly prohibited listed below:

- Pit Bulls & Staffordshire Terriers
- Doberman Pinschers
- Rottweilers
- German Shepherds
- Chows
- Great Danes
- Presa Canarios
- Akitas
- Alaskan malamutes
- Siberian Huskies
- Wolf-hybrids

(3) Small caged birds, i.e., canaries, parakeets and the like.

(b) This conditional license is granted subject to the following conditions and reservations:

(1) Said pet(s) shall not be kept for commercial purposes or for breeding.

(2) No owner of any animal shall allow or permit the same to run or be at large within the common areas of the Condominium.

(3) All owners owning or having custody of dogs or cats shall keep these animals secure at all times by a LEASH NOT MORE THAN EIGHT (8) FEET in length when any cat or dog is not within the unit of the person owning the same or responsible for its custody.

(4) All owners in charge or control of any animal shall REMOVE ALL FECES deposited by such animal and dispose of same in a sanitary manner.

(5) Owners shall assume full responsibility for any damage to persons or property caused by their pet(s).

BICYCLE SHELTER POLICY

ALL **BICYCLES** STORED IN THE BICYCLE SHELTER **MUST BE REGISTERED** WITH THE SANDPIPER LAKE @ PELICAN BAY CONDOMINIUM ASSOCIATION. PLEASE PROVIDE MANAGEMENT WITH THE FOLLOWING INFORMATION BEFORE STORING YOUR BYCYCLE IN THE SHELTER.

NAME: _____ PHONE# _____

ADDRESS: _____

MAKE OF BICYCLE: _____ COLOR _____

SERIAL# (IF ANY) _____ TYPE _____
(10-SPEED, BEACH, ETC.)

REGISTRATION # _____ (ASSIGNED BY MANAGEMENT)

FAILURE TO COMPLY WITH THE BICYCLE SHELTER POLICY WILL RESULT IN YOUR BICYCLE BEING REMOVED FROM THE SHELTER. YOU MUST REGISTER YOUR BICYCLE WITH THE ASSOCIATION.

NO JUNK BICYCLES WILL BE PERMITTED IN THE SHELTER OR ANYWHERE ON COMMON PROPERTY.

EMAIL FORM ALONG WITH A PICTURE OF THE BIKE TO MRains@WATSONREALTYCORP.COM