

What are the changes between the existing Rules and Regulations and the proposed Rules and Regulations

Under General;

1. New Item 3 added: No dwelling may be occupied by any person other than a “bona fide Owner” during the first twelve (12) months of ownership.
2. Items 4 thru 9 renumbered and were Items 3 thru 8.
3. New item 10 added: For sanitation reasons, trash placed in dumpsters shall be bagged and securely tied. The bar on the dumpster shall be secured on the dumpster cover, including the S pin, to prevent access by racoons and other animals. No remodeling / construction trash shall be placed in the dumpsters. This type of trash should be removed from the premises by the contractor or homeowner to the dump, or appropriate disposal site as designated by Pinellas County. Homeowners must arrange, at their own expense, removal of large items including furniture, appliances, and bicycles by contacting a trash removal company directly.
4. Items 11 thru 18 renumbered and were items 9 thru 16.
5. Item 12 (old item 10) “See Article X, Section 9 of the Association's Declarations of Restrictions for exceptions” Changed and read “See Section 9 of the Association's Declarations of Restrictions for exceptions”.
6. Item 15 (old item 13) “Prior to a unit owner making any exterior alterations requiring changes or additions to electric wiring, plumbing, construction, or related changes, the unit owner must first submit an Architectural Control Form and receive approval from the Board of Directors.” Changed and read “Any exterior alterations to a unit requiring changes or additions to electric wiring, plumbing, construction or related changes must first have approval of the Association.”
7. Item 16 (old item 14) “thereof shall have been first submitted in writing along with an Architectural Control Form for approval and been approved in writing by the Board of Directors.” Changed and read “thereof shall have been first submitted in writing for approval and been approved in writing by the Board of Directors.”
8. Item 17 (old item 15) “See the Association's Resolution Regarding Property Signs and Banners for exceptions.” Added at the end.
9. Item 18 (old item 16) “See the Association's Resolution Regarding Property Signs and Banners for exceptions.” Added at the end.

Under Vehicle Operation and Parking:

1. Item 10 “the premises. All costs are to be borne by the unit owner, including towing, incidental and litigation expenses.” Added.

Under Pets:

1. New item 2 added: “No unit owner(s) may have more than 2 dogs at a time. Any unit owner(s) who have more than 2 dogs as of 8/1/2025 are grandfathered under this rule, and may not replace any dogs over the quantity of two (2).”
2. Items 3 thru 9 renumbered and were items 2 thru 8.
3. Item 6 (old item 5) changed to include “No walking of pets in the common areas behind residential buildings.”

Under Landscaping:

1. Item 2 “Work Order requests for removal of live trees on community property shall be submitted to the Board of Directors for review/approval.” Added.
2. Deleted old item 3 which read; “Work Order requests for removal of live trees on community property shall be submitted to the Board of Directors for review. Should the Board decline the request the homeowner wishing to remove a live tree near their unit must complete a Landscape Modification Form and submit same to the Board of Directors for approval. Upon approval, the Homeowner shall be responsible for contacting a licensed Arborist, who must obtain a permit from the appropriate municipal agency, pay all necessary license fees and costs associated with removal and disposal of the tree remains. Disposal of the tree shall include removal of the stump by grinding, to a depth specified on the approved Landscape Modification Form at the owner's expense.”
3. Item 3 renumbered and was old item 4.