

# **TAMARAC**

## **BY-THE-GULF, INC.**

### **ADDITIONS**

### **TO THE**

## **RULES AND**

## **REGULATIONS**

### **[ ARCHITECTURAL ]**

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**Cover Plus 7 Pages**

## **Tamarac By-The-Gulf, Inc.**

### **Additions To The Rules and Regulations - Architectural**

To protect residents property values the following rules are strictly enforced:

The duty of the Architectural Committee is to issue or not issue permits. Enforcement of the rules is the responsibility of the Regional Directors and ultimately, the Board of Directors. Anything not covered in these rules will be referred to the Board of Directors by the Committee, for consideration as to whether it should be allowed or not. These rules will then be modified to reflect the Board of Directors decision. Tamarac By The Gulf, Inc. was built before the Americans With Disabilities Act, and is therefore exempt from compliance.

Members of the Committee must attach the pages to the Permit from the Deed Restrictions, Architectural Rules or Rules & Regulations highlighting the specific reasons for an approval or denial of the permit.

As provided for, in Tamarac By The Gulf, Inc., Deed Restrictions & Bylaws and by Florida statues, violations of the rules may result in a \$100.00 per day penalty, up to a maximum of \$1000.00, and /or other legal action, as deemed necessary by the Board of Directors. Once a violation is corrected and the penalty amount is paid, the Architectural Committee will issue a permit, only if directed to do so by the Board of Directors.

#### **1. EXTERIOR ALTERATIONS:**

**Exterior alterations** require the approval of the Architectural Committee. The owner should contact the Committee before contacting a contractor or builder to briefly describe the proposed project. Before entering into contractual agreement, a drawing, written details of such alterations, **a plot plan or survey** if necessary, and a letter requesting approval, shall be submitted to the Architectural Committee. ***All requests for an architectural permit MUST be in writing and signed by the titleholder or person(s) with power of attorney for titleholder.***

The Architectural committee will meet in the clubhouse on the first Monday of each month at 9:00 A.M. to review homeowner's request. If the first Monday falls on a holiday the meeting will be held on the next day at 9A.M. Approved requests will be stamped, signed, and returned to the homeowner. Two copies will be made, one for the committee file and one for the office file. An Approval Permit Form will be initiated, signed, and provided to the homeowner for display in the front window of the residence, indicating Architectural Committee approval. The Committee will attach a copy of the page from the various rules books, highlighting the reason for an approval and or denial of a permit.

The permit is valid for a period of **90** days from date of issue. Permits must be displayed in front window while work is in progress. Extensions can be granted by the Committee if necessary.

## **2. THE FOLLOWING MINIMAL REQUIREMENTS MUST BE MET:**

**a.** Additions to the front of the house must be **within the foremost existing front lines** as described in the survey.

**b.** Additions to the side of the house shall be set back at least **six feet** from the property line. Additions to the rear of the house shall be set back at least **ten feet** from the property line. An Addition must have walls and/or a roof before the setback applies. (These setbacks are county requirements for R-3 Single Family residential dwellings. Variations of these set backs may be approved by application to the Pinellas County Board of Adjustments.)

**c.** The roofline of new construction shall conform to the existing roof slope of the house. Any addition to a screened porch or Florida room must conform to the roof of the existing porch or Florida room. ***No birdcages allowed.***

**d.** Building height shall be limited to single story construction. No dormers allowed.

## **3. SIDEWALKS, DRIVEWAYS, PATIOS & FRONT PORCHES:**

**a.** Sidewalks and/or concrete work on the side of the house may not to exceed **48** inches in width. This **excludes** the slab on which your air conditioner or trash containers are sitting on. Driveways (not to exceed **20** feet in width) will be considered appropriate for approval. *Driveway's flare by the street may be 18" triangular. No circular driveways are allowed. Concrete driveways must be gray. Concrete porches and sidewalks may be tinted earhtone colors similar to pavers in earhtone colors.* Driveways and sidewalks must be 6" inches from the property line. It must be noted on the Permit for walkways and patios that are installed in the setbacks, that the owner cannot come back at a future date and add walls and/or a roof.

**b.** Patios must be located to the rear and/or rear side of house. Replacement of concrete on the front of every house; the hard surface area, bound by the line of the front wall of the house and the driveway, including the walkway to the front entrance may cover an area up to 160 square feet. The hard surface area may be poured concrete or secured pavers or a combination of concrete and pavers and shall not extend more than 8 feet beyond the front line of the house.

c. Driveways must be either **Concrete or Pavers**. **Pavers are limited to earth tones. Painting is limited to Gray Tones.** Any **repainting** will need to comply with these restrictions. All driveway replacement must be concrete or pavers. Resurfacing of blacktop for repair only is allowed. Replacement of blacktop driveways must be with concrete or pavers.

d. Pavers and patio blocks that are install in grass and without a base, are not considered permanent. Pavers and patios block, that are installed on a base and are mortared in, are permanent, and required a permit.

e. If tile, carpet and/or pavers are used on walkways, open patios and porches, and, if pavers or tile are used on driveways, the homeowner will be responsible for installing some type of hard landscape edging as a border. At no time will the lawn maintenance people or Tamarac By-The-Gulf be responsible for damage to these surfaces.

f. Concrete ramps are not allowed. Removable type ramps constructed of wood or aluminum are allowed at any entrance. The Architectural Committee will make a visual inspection of the site to determine the length of the ramp that will be allowed.

#### **4. AWNINGS:**

All existing old style metal awnings are permitted and may be repaired or replaced as necessary. The color of these awnings must be painted white, and two accent stripes are allowed on each side that matches the trim color of the door and/or shutters. Fabric awnings are permitted, in which case the trim color must match the predominate color of the fabric.

#### **5. RAILINGS:**

a. Vinyl, and/or iron works and decorative cement block walls shall not exceed **36** inches in height, 36 inches depth and 36 inches width, may be used for trash can enclosures and air conditioner units. Decorative blocks, wrought iron, and white vinyl open slat picket fencing (4 inch spacing minimum spacing between pickets), not to exceed **36** inches in height may be used around patios and front or rear porches and must abut the patio or porch. Rear patios, front & rear porches may have a gate not to exceed 36 inches in height and 36 inches in width and must be constructed with materials that are consistent with the type of fencing being used. Maintenance of gates and/or wrought iron and/or vinyl is the responsibility of the homeowner.

b. Closed vinyl privacy fencing (with gates) is allowed up to 72 inches high around rear and rear side patios. The fence must be installed in a landscape bed.

**c.** Closed vinyl fencing up to 48 inches in height may be used around trash can enclosures and must be protected by a landscape bed or concrete walkway. Fencing must be maintained by the homeowner. Tamarac will not be responsible for any damage to fencing.

**d.** For the safety of those homeowners with houses on the golf course, the following exception is allowed: A removable screen with collapsible legs is permitted. It must be constructed of white aluminum framing and covered with 1/4 inch hardware cloth, and not exceed 6 foot in height and 6 foot in width. This will be done at the homeowner's expense. The screen must be removed when mowing is in progress, overnight, and at all other times when not in use

**e.** No Lattice work is allowed.

## **6. ROOFS:**

**a.** Roofs must be tile, finished white. Tile may be flat, barrel or "S" type. Asphalt and cedar shingles are not permitted. (These requirements will maintain the harmonic concept of the values of the community). Homeowners have the option of installing metal tile instead of cement tile roofs. Metal tile must be made of galvanized steel, barrel or flat type, minimum of #26 gauge and painted white.

**b.** Replacement of flats roofs on rear porches and rear screened rooms can be with any standard tar down white rolled roofing with felt underlay or white standing seam metal roofing. The pitch of flat roof may be raised by up to 8" inches from back inside to the outside edge.

**c.** Homeowners who wish to do a simple replacement with no modifications to the roof will not have to attend an architectural meeting as long as the requirements above are followed. No Tamarac permits are required for simple replacement. County building permits are required.

**d.** Solar panels are allowed on the rear side if possible, but all maintenance and painting of the roof is the responsibility of the homeowner. Architectural Committee approval is required.

**e.** Skylights are permitted and Architectural Committee approval is required.

## **7. STORM PROTECTION:**

a. Homeowners can install the newer hurricane shutters/storm panels, which must meet Dade County Code requirements for wind resistance and strength. Roll down and accordion hurricane style shutters must be white. Removable style storm panels shall be white or mill finish. All permanent mounting brackets and framing must be white. Bolts and nuts, etc. used to attached storm protection can be white or mill finish.

b. Plywood may be used for storm protection. Plywood may be installed only when we are under an official hurricane warning. As soon as the official warning has been removed, the homeowner has **five days only to remove the plywood.**

c. Hurricane/storm panels and shutters may be left closed for extended periods when homeowners are out of town, as it is not reasonable to get back in an emergency to close them. When homeowners are in residence all awnings and storm shutters/panels must be opened and/or removed depending on the style, at all times unless we are under a hurricane warning.

## **8. WINDOW REPLACEMENT:**

Homeowners who wish to do a simple replacement of windows that **require no modification** to the structure need not attend an Architectural Committee meeting but must contact any member of the Architectural Committee who will be able to individually approve the work and issue a simplified Authorization Short Form. The color must be white. (See copy of authorization form on last page of this document). No Bow or Bay windows are allowed. **Structural modifications require a Permit.**

## **9. DOOR REPLACEMENT:**

Homeowners who wish to do a simple replacement of a door that **require no modification** to the structure, need not attend an Architectural Committee meeting. No permit is required. Front doors can be painted white or the trim color that matches the shutters. Front doors may also be natural wood or fiberglass wood-simulated, and may be stained, varnished or finished with clear polyurethane. Maintenance of stained doors is the homeowner's responsibility. Side or back doors must be painted white. **Structural modifications require a Permit.**

## **10. GUTTERS, SOFFIT AND FASCIA REPLACEMENT:**

Homeowners who wish to repair and/or replace gutters, soffits and/or fascia that require no modification to the structure need not attend an Architectural Committee meeting. No permits are required. The color must be white. Work involving modification or change does require a Tamarac permit.

**11.** Anything not now in compliance must be brought in compliance upon replacement and/or repair. The Architectural Committee is not authorized to make exceptions to the rules. **All decisions by the Architectural Committee are final however; the homeowner may appeal to a State Mediator.**

**12.** These guidelines in no way release the Homeowner/Contractor's responsibility of obtaining the appropriate county building permits.

**13.** If a member of the Architectural Committee requires approval to make alterations to his/her property, the following procedure is to be used. An architectural committee member requiring approval must supply all of the documentation required in rule #1 listed above to the President of the Board of Directors. The President will then appoint two members of the Board to make a recommendation as to approval or denial of said project. (This rule is established to avoid any appearance of a conflict of interest on the part of Architectural Committee members.)

#### **14. FRENCH DRAINS:**

**a.** French Drains are permitted in Tamarac By-The-Gulf, Inc. as approved by The Board of Directors. An Architectural Committee Permit is required for this procedure and strict adherence to the Committees guidelines is required. Inspection by the Committee is also required **prior** to covering the drain.

**b.** These drains must be installed in such a way so as to not cause damage to Tamarac's infrastructure, and where they do not infringe on other neighbors property. Trenches must be a minimum of 18 inches deep and must have a pitch of 1 inch of fall for every 100 inches of length. The bottom 4 inches of trench should be lined with 1 to 1 ½ inches of clean gravel. A 4 inch perforated PVC pipe covered with fabric should then be placed on the gravel base. The PVC pipe must then be covered with a minimum of 6 inches of 1 to 1 ½ inch clean gravel. Landscape fabric must then be placed over the gravel after which the remainder of the trench is filled with dirt and topped with sod. After the trench is excavated and the gravel base and PVC pipe are installed, the Architectural Committee must inspect the project before the final fill may be added.

#### **15. PERGOLAS**

Pergolas will be allowed to be placed in the rear of the home over the patio area. The following are the guidelines for a Pergola:

- a. Pergolas must be white vinyl or white metal. Wood is not permitted.
- b. A County Permit is required (if necessary).
- c. A Permit from the Architectural Committee is required.
- e. Sheds are not permitted under the pergola.
- f. Must meet hurricane wind codes.

**Tamarac By-The-Gulf, Inc.**  
**Architectural Committee**  
**Authorization Short Form For Replacement Only**

This short form requires the signature of only one member of the Architectural Committee and does not require the homeowner to attend a meeting of the Architectural Committee. Modification to the exterior structure in any way does require a standard permit and the appearance at an architectural meeting.

**Window Replacement:**

I will replace my windows with new windows that are white in color. No Bay windows or Bow windows are allowed.

Sample

Not For Use

**Remarks:** \_\_\_\_\_  
\_\_\_\_\_

**Homeowners Name:** \_\_\_\_\_ **Address:** \_\_\_\_\_

**Homeowners Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Architectural Committee Member Signature of Approval:** \_\_\_\_\_

**This Approval Effective Until:** \_\_\_\_\_