

# **TAMARAC**

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

### ***RULES & REGULATIONS***

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Last Revised: May 2019

This Instrument Prepared  
By and Return to:  
Joseph M. Murphy, Esquire  
DeLoach, Hofstra & Cavonis, P.A.  
8640 Seminole Blvd.  
Seminole, FL 33772  
#6566.38221 Tamarac By-The-Gulf, Inc.

**CERTIFICATE OF AMENDMENT  
TO THE RULES & REGULATIONS  
OF TAMARAC BY-THE-GULF, INC.**

THIS IS TO CERTIFY THAT:

1. The Amended and Restated Use and Building Restrictions of Tamarac By-The-Gulf, Inc., is recorded in O.R. Book 11877, Pages 1180, et seq., Public Records of Pinellas County, Florida.
2. The Plat pertaining to Tamarac By-The-Gulf is recorded in Plat Book 63, Pages 12 and 13, Public Records of Pinellas County, Florida.
3. The plat for Tamarac By-The-Gulf First Addition is recorded in Plat Book 63, Page 57, Public Records of Pinellas County, Florida.
4. The plat for Tamarac By-The-Gulf Second Addition is recorded in Plat Book 63, Pages 74 and 75, Public Records of Pinellas County, Florida.
5. The plat for Tamarac By-The-Gulf Third Addition is recorded in Plat Book 64, Page 28, Public Records of Pinellas County, Florida.
6. The attached Resolution No. 2019-01 was duly adopted by the Board of Directors of TAMARAC BY-THE-GULF, INC., at a meeting duly held on 14<sup>th</sup> of JUNE, 2019, in accordance with the requirements of the Amended and Restated Use and Building Restrictions for Tamarac By-The-Gulf, Inc., Tamarac By-The-Gulf First Addition, Tamarac By-The-Gulf Second Addition, and Tamarac By-The-Gulf Third Addition.

Executed at Pinellas County, Florida, on this 11<sup>th</sup> day of July, 2019.

TAMARAC BY-THE-GULF, INC.

By: Valdis Silin  
Valdis silin, Its President

Attest: Edward L. Krauss  
Edward L. Krauss, Its Secretary

Frank Maggach  
Witness  
Frank Maggach  
Witness  
Deborah J. Wigginton

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JULY, 2019, by VALDIS SILINS and EDWARD KRAUSS, as President and Secretary, respectively, of TAMARAC BY-THE-GULF, INC., a Florida non-profit corporation, on behalf of the corporation. They are personally known ~~to me or have produced~~ TO ME ~~as identification.~~

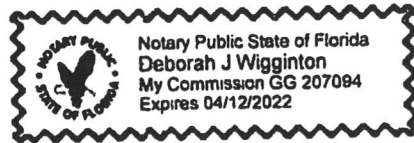
Deborah J Wigginton  
(Signature of Notary)

DEBORAH J. WIGGINTON

(Name of notary, printed or stamped)

Notary Public

(Serial Number, if any)



**RESOLUTION NO. 2019-01 AMENDING THE RULES AND REGULATIONS OF  
TAMARAC BY-THE-GULF, INC.**

1. RESOLVED, THAT there has been a substantial rewording of the Rules and Regulations of Tamarac By-The-Gulf, Inc. as set forth in Exhibit "A" attached hereto. See governing documents for current text.

2. RESOLVED, THAT, the Rules and Regulations of Tamarac By-The-Gulf, Inc. are hereby ratified, confirmed, and approved.

Dated: July 23, 2019

TAMARAC BY-THE-GULF INC.

By: Valdis Silins  
VALDIS SILINS, President

Attest: Edward L Krauss  
EDWARD L. KRAUSS, Secretary

# TAMARAC BY-THE-GULF, INC.

## *RULES & REGULATIONS*

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Last Revised: May 2019

## **RULES & REGULATIONS**

Tamarac By-The-Gulf Subdivision is a deed-restricted community. The deed restrictions are in compliance with Federal and State laws concerning communities intended to provide housing for residents fifty-five (55) years of age or older. Each lot in Tamarac By-The-Gulf is required to have at least one resident fifty-five (55) years of age or older. Tamarac By-The-Gulf maintains records that are in compliance with the governmental age requirements. It is required that new residents meet with the Tamarac By-The-Gulf Registration Committee to provide proof of age prior to taking occupancy of any residence in the Tamarac By-The-Gulf subdivision. The deed restrictions state the owner of each lot within the subdivision shall be a member of Tamarac By-The-Gulf, Inc., a Florida not for Profit Corporation, hereinafter referred to as "Association This Association is managed by its board of directors. The Tamarac By-The-Gulf lot owners Association holds its annual meeting in December to elect the board of directors. For the purpose of maintaining the subdivision standards, the Board of Directors issues rules and regulations. Each lot owner shall comply with the deed restrictions and rules and regulations, and is responsible that their residents, guests and renters, if any, also comply. All lot owners and renters are required to read and clearly understand all articles in the Rules and Regulations. A one hundred dollar (\$100) fee is required at time of registration.

### **1. ARCHITECTURAL GUIDELINES**

Article 2 of the deed restrictions states that an owner must contact the Architectural Committee before starting or contracting exterior alterations or additions to their property. Failure to consult and abide by these guidelines will have consequences including the assessment of fines.

### **2. BILL COLLECTION POLICY**

Maintenance Fees are due on the 3<sup>rd</sup> of the month and are considered delinquent after the 10<sup>th</sup> of the month. When an account becomes delinquent the following actions are taken:

1. The Association's accountant mails a past due notice to the debtor.
2. If after a reasonable amount of time, not to exceed six (6) months, the account remains delinquent, the accountant will notify the association's attorney to begin the collection process.
3. The attorney is directed to take whatever legal action necessary to collect the amount due which may include bill collection costs, late fees, interest, legal fees, placing liens on property and suits for foreclosure.

### **3. WATER RESTRICTIONS**

Watering of lawns is regulated by Pinellas County Utilities and by Southwest Florida Water Management District. Tamarac By-The-Gulf Subdivision has an irrigation system that services all lots and common areas. The control system setting up the watering times uses the latest technology and is not to be tampered with by any unauthorized person or lot owner. Potable water in the home costs substantially more than the water used by the irrigation system. Water at

the hose bib is potable water. Homeowners are responsible for water service line to the home.

1. When hand watering flowers, shrubs, etc. a device with an automatic shut off is required by Pinellas County regulations.
2. Soaker hoses are not permitted for use in the Tamarac Subdivision.
3. The irrigation pipes on each lot are Tamarac By-The-Gulf, Inc.'s property. The system is engineered and operated so as to have sufficient water pressure in each zone. No modifications, changes or additions of sprinkler heads (by homeowner) are permitted. Requests for modifications, changes or additions must be directed to the Tamarac Office or Maintenance for approval and installation. Homeowners may be responsible for damage to the irrigation system on their property.

#### **4. SWIMMING POOL REGULATIONS**

1. Posted Florida Board of Health and Bureau of Sanitation rules must be complied with when using the pool.
2. Only Tamarac By-The-Gulf residents and guests are permitted in the pool area. Residents are responsible for their guests and must accompany them and/or sign their guest into the Pool area guest book before leaving.
3. Children who are not potty trained must wear swim diapers in the pool. Children under the age of eighteen (18) must be accompanied by a responsible adult.
4. Everyone must shower before initially entering the pool. Suntan lotion or oils must be washed off before entering the pool to avoid damage to pool filters.
5. No food or drink is permitted in the pool and/or on the pool deck (pool deck consists of the five (5) ft. walkway around the pool). Food and drink are permitted only at the tables and under the veranda.
6. No glassware is permitted at anytime anywhere inside the fenced area of the pool.
7. Fins and inflatable floats **are not permitted**. Noodle type floats are permitted.
8. Pool gates must be locked at all times.
9. No diving, jumping or running is allowed in the pool area.
10. No animals are permitted in the pool area.
11. Umbrellas are to be closed when not in use.
12. *Swim at your own risk. No lifeguard on duty.*

##### ***Pool Hours:***

***Monday (excluding Holidays) 1:00 pm to 10:00 pm***

***Tuesday through Sunday 9:00 am to 10:00 pm***

***Holidays 9:00 am to 10:00 pm***

#### **5. CLUB HOUSE**

1. The Activities Committee Chairperson schedules all events that use the Club House.
2. Association members may reserve the Club House for private events. The member who makes the reservation is responsible for insuring that the Club House is left in the same condition at the close of their event as when they took possession. The member renting the clubhouse must be present at all times while the clubhouse is being used. There is a fee

charged for the use of the Club House for private events. The rental fee is \$50.00 dollars. There is also a \$150.00 refundable deposit, which may be used to cover any damage that may occur.

3. The Club House is for the use, education and entertainment of Association residents and is not to be used for any commercial event or promotion.
4. Use of all Clubhouse amenities is for Association residents and their guests. Residents must be present with their guests when using clubhouse amenities. Damage to the equipment by a member or their guest, shall be paid for by that resident.
5. **All Tamarac Clubhouse events with ticket sales will take precedence over rentals; however paid private rentals may not be superseded by a Tamarac Event with ticket sales without the agreement of the renter. Rentals will take precedence over Memorial services. Memorial services will take precedence over regular scheduled Tamarac activities.**
6. **Clubhouse and Pool Keys:** When owners sell their house, the keys must be given to the new owner; otherwise, at closing the seller will be responsible for a \$25.00 fee per key. Owners that lose a key will have to buy a new key at a cost of \$25.00 per key.

## **6. VEHICLES**

### **A. PARKING – GENERAL**

1. The parking or storage of vehicles is permitted only on paved areas. Driving of vehicles on grassed areas is prohibited.
2. The overnight parking or storage of commercial vehicles and trucks in excess of 3/4 ton rated capacity is prohibited. The maximum size vehicle that a homeowner may park in Tamarac By-The-Gulf is:
  - Width 7.0' (seven feet, zero inches)
  - Height 9.0' (nine feet, zero inches)
  - Length 20.0' (twenty feet, zero inches)
3. The overnight parking of vehicles of any kind on Tamarac By-The-Gulf streets is prohibited except for construction vehicles used by contractors on major tear outs or rebuilds or Tamarac contracts. Such overnight stays should not exceed five (5) working days and require a permit issued by a Regional Director.
4. No vehicle that is not in operating condition or properly licensed shall be parked anywhere in the subdivision.

### **B. CLUB HOUSE PARKING/POOL PARKING**

1. No overnight parking is permitted unless prior approval has been received and a Parking Permit has been obtained from a Regional Director or other member of the Board. This Parking Permit must be displayed on the left side of the vehicle's dashboard so as to be visible through the windshield. Permission for parking in this area is permitted for limited time of up to seven days and may be extended by the Board Member issuing the permit for unusual circumstances.
2. Use of this designated parking area is specifically for the residents participating in club



house/pool activities as well as others doing business at Tamarac By-The-Gulf.

**These spaces are not for regular personal use of residents.**

3. Parking in this area is at the owner's risk.
4. Golf carts will park in regular parking spaces, not on Clubhouse lawn.

### **C. VEHICLE REPAIRS**

Extensive repairs, servicing and/or painting of vehicles, boats, and campers is prohibited in private driveways, and on Tamarac By-The-Gulf streets, or in the Clubhouse parking area. Minor repairs being done in a resident's driveway are not to exceed a 24 hour period.

### **7. MOVING AND STORAGE CONTAINERS/PODS**

Temporary Storage Containers, including "PODS" and similar containers by other names, are allowed in a resident's driveway when in the process of moving in or out for period up to 10 days. A permit must first be obtained from a Regional Director.

### **8. GARBAGE COLLECTION**

1. Garbage and other waste is collected on Tuesdays and Fridays
2. Recyclables are a separate collection on Fridays. Use the container provided.
3. Containers, bags or bundles should not exceed 50 pounds
4. Small limbs no more than three (3) inches in diameter and tied in bundles no more than four (4) feet in length are acceptable.
5. This service is for residential trash only; no construction or commercial refuse or items deemed hazardous waste are acceptable.
6. All trash and garbage for collection shall not be placed at the curb before 7 P.M. the evening before scheduled pick-up, 5 P.M. during the winter months.
7. Household trash must be in a can with a lid. Yard clean-up may be bagged or tied up at curb.

### **9. PAINTING**

1. White must be maintained as the basic color of all surfaces of every house. Every house may have one (1) accent trim color. The front door & shutters are considered trim, and may be painted with a trim color. Front doors can be painted white or the Trim Color. Front doors with picture frame molding on them may accent the molding in white or the trim color. The homeowner shall be responsible for painting of the door if the molding is painted with an accent color. Tamarac's painter will paint front doors a solid color. Front doors that are stained or varnished shall be maintained by the resident. Front storm doors may be black, white, or trim color.
2. All garage doors must be painted white. All side doors and back doors must be painted white. No doors of any kind may be painted checkerboard. All side and back storm doors must be white.
3. All planter boxes must be painted white, unless they were originally made of natural brick. All outdoor lighting fixtures must be kept in the original finish as when purchased. If the outdoor light fixtures need to be painted, they must be painted white or black. All hardware

(hinges, door knobs, mail slots etc.) must be in the original finish as purchased. If hardware needs to be painted, it must be painted to match the surfaces it's attached to. House numbers may be in the original finish as purchased or if painted, must be black. All Wrought Iron must be painted White or Black, and must be maintained and painted by the homeowner. The association will scrape, apply primer and caulk minor cracks up to 1/8 inch, where necessary.

4. All other repairs are the responsibility of the homeowner and must be made before the painter starts painting. All plants, trees, or shrubs must be kept trimmed so as not to touch any painted surfaces of the house and must be trimmed back 15" prior to painting, to allow the painter easy access.
5. Failure to have your house ready for painting will result in a delay of having your house painted.
6. Homeowners who wish to paint their own house may do so at their own expense. Tamarac will not supply the paint. Homeowners must buy their own paint. No Tamarac permit is required. The color must be standard white. The following paints are required: Porter porter-sept PP3935 satin finish white is for roofs, and the main house structure and Porter Acri shield semi-gloss in white or trim colors is for doors and shutters.
7. The sidelight window on front doors may be painted to match the same color as the front door. The front door frame and casing must remain white.
8. Subject to budgetary constraints, it is Tamarac's intention to paint each of the houses in the Association once every nine (9) years. The base line for the painting schedule is as follows: Region one (1) was last painted in 2017; Region two (2) was last painted in 2018; and Region three (3) was last painted in 2016. Tamarac will paint the original two (2) pairs of shutters on the front of the house as part of the painting of the houses. Any additional shutter painting is the responsibility of the homeowner.

#### **10. SIGNS**

Article 7 of the Deed Restrictions states that no signs are permitted on any lots in Tamarac, unless prior approval is given by the Architectural Committee. The Board has the authority to authorize exceptions to this restriction. Some exceptions are:

1. House for sale signs are permitted. They must be placed within three feet of the house. The sign must be promptly removed within twenty four (24) hours of the closing.
2. Contractor signs may be placed near the house only while work is in progress. They must be promptly removed within twenty four (24) hours upon completion of work.
3. Political signs may be placed within three feet of the house, 30 days prior to the election and must be promptly removed within twenty four (24) hours after the election.
4. Home security system signs and those considered as holiday decorations.

#### **11. HIRED CONTRACTORS**

1. Lot owners are responsible for the conduct of their contractors and sub-contractors.
2. Before digging Maintenance must be contacted so as to avoid damage to Tamarac By-The-Gulf infrastructure.
3. No vehicles or dumpsters are permitted on lawn areas.

4. Dumpsters are allowed overnight only for major tear-outs and/or rebuilds and should not exceed five (5) days. A Permit from a Regional Director is required.
5. Contractor vehicles, equipment or trailers are not permitted to park on streets overnight except for construction vehicles used by contractors on major tear-outs or rebuilds or Tamarac contracts. Such overnight stays should not exceed five (5) working days, and requires a permit issued by a Regional Director...
6. All trash and debris must be removed by the contractor upon completion of the work.
7. Loud music, profanity and/or unnecessary noise are prohibited.
8. All work to be performed between the hours of 8:00am and 6:00pm.
9. Contractors are not permitted to work on Sundays, except in the event of an emergency.

## 12. PETS

1. All pets, not otherwise confined, must be on a leash in the Tamarac Subdivision. Invisible fences are not allowed.
2. Pet waste must be removed at once by person attending the pet.
3. Pet owners must keep their pets off all other homeowners' property. Expandable leashes should not be used to allow pets onto other homeowner's property.
4. **There is a maximum of two (2) dogs other than certified service dogs allowed per residence.**

## 13. GARAGE – ESTATE – YARD SALES

1. Each resident is permitted no more than **two (2)** personal property sales in a twelve (12) month period.
2. A sale may last no longer than three (3) consecutive days. The homeowner having the sale shall contact the Yard Sale Chairperson to insure compliance with the following conditions:
  - A. Homeowners must have a permit, which must be posted in their front window during the sale.
  - B. Only **four (4)** permits will be issued for sales to be conducted on the same day in the community.
  - C. All permits must be applied for at least two (2) weeks prior to the sale. When available, homeowners may obtain tables from Tamarac By-The-Gulf.
  - D. Homeowners must obtain traffic cones from Tamarac By-The-Gulf which they will place in the street at the curb on the opposite side of the street from the residence that is having the sale. The traffic cones should be in place during the sale, to signal that parking is permitted on only one side of the street. There is a Fifty Dollar (\$50.00) deposit required. This deposit will be refunded when the cones and tables are returned to Tamarac maintenance.
  - E. When a homeowner uses a professional company to conduct a sale, the outside company is required to post a refundable \$100.00 bond to cover any clean up and or repair that

may be necessary after the sale. And at no time will the parties conducting the sale allow parking on lawns, or in front of other homeowner's driveways.

F. No OUTSIDE MERCHANDISE may be brought in for a sale.

3. **Tamarac By-The-Gulf reserves the right to stop a sale immediately and if necessary to close off the street to all but local residents, if the previous rules are not followed.**

#### **14. LANDSCAPING**

1. Homeowners must contact the Maintenance Department before planting to prevent damage to our infra-structure.
2. Homeowners are responsible for the care and trimming of flowers, plants, shrubs and trees on their lot. If the owner lives elsewhere, they are required to make arrangements to have the above services performed during their absence. Call the Maintenance Office if you need assistance, with finding a company to perform maintenance in your absence. Failure to maintain your property including weeding, may result in the Association hiring an outside lawn maintenance company, at the individual homeowners expense. All plants must be kept neat and trimmed at all times and must not be allowed to touch the house or any painted surface. Tamarac by-the-Gulf contracts for lawn mowing, fertilizing and weed control. Plantings and landscaping by homeowners should take into consideration the lawn service so as not to impede lawn mowing.
3. Plantings in the yard must have a grass patch interval between other plantings, lighting, edgings and structures of five feet (60 inches).
4. Plantings that are four (4) feet or closer to the house must be enclosed by a planter box or planter bed. There shall be no grass growing between the house and these types of plantings.
5. Small trees that have branches, which are five feet or less from the ground, must have a ring on the ground the diameter of the branches. All large trees must have branches trimmed to a height of six (6) feet to allow passage of the mowers beneath them. Trees overhanging the street must have a height clearance of nine (9) feet above the surface of the street.
6. Planting along the driveway is permitted with prior approval from the Lawn and Landscape Committee.
7. Fruit that falls to the ground from trees must be disposed of by the homeowner in a timely manner. Fruit rotting on the ground draws fruit rats and other vermin.
8. Homeowners are responsible to trim grass away from their air conditioner compressor.
9. Plantings are not allowed where the planting might interfere with the function, operation or maintenance of utility poles, irrigation valves, main irrigation lines, irrigation control boxes, irrigation rain gauges, potable water valves, main water lines, storm water pipes, storm water manholes, or any other infrastructure items. There are not to be large bushes or trees on property lines or in the utility easements. The homeowner will be responsible for the cost of damages to the infrastructure caused by plantings.
10. Any time gravel and/or rock are used in plant beds, the plant bed must be surrounded by some type of hard landscape edging.
11. Exposed tree stumps must be removed or cut down to ground level, and approved

- by Landscape Chairperson and Maintenance Department.
12. Dog run cables are not allowed.
  13. Clothes lines must be removed when mowing is in progress, at night, and at all times when not in use.
  14. Homeowners are not to interact with employees of the lawn care contractor in a negative manner. Suggestions, criticisms or complaints should be referred to the Clubhouse Office.
  15. Landscape/low voltage and/or solar lighting must be enclosed in a landscape bed.
  16. The use of rain barrels is permitted only if they are covered and placed in the back of the house.

### **15. LEASES**

No property may be leased more than one (1) time in any six (6) month period of time. Every time an owner leases his/her property, they shall cause their tenant to register with the Association by submitting information regarding each tenants' (or roommates) phone number, e-mail address, employer, vehicle description and license plate numbers for parking information, number and type of pets, the landlords address and phone number and other pertinent information on the form provided by the Association, together with a copy of the lease, a background check of the tenant, and a tenant registration fee of One Hundred Dollars (\$100.00). Each owner who leases his/her property shall certify on the form provided by the Association that they have provided a copy of the Association's governing documents (deed restrictions, bylaws, rules and regulations) to the tenants (s) that they are liable for and can be held accountable for tenant rule and regulation infractions, and that the Association may demand termination of a tenant with multiple rule violations. The tenant registration and information shall be certified by the owner and updated, in January. The owner's lease shall require the tenant(s) to obey the bylaws, rules and regulations of the Association, specify that the landlord is liable for and responsible for the payment of fines for Association rule violations and specify that repeated rule violations are grounds for lease termination and eviction.

### **16. VOTING**

Voting Clarification of Bylaws of Tamarac By-The-Gulf, Inc. Section 2 of Article VII:

1. Residents who cannot be present to vote in person at any election may vote by proxy ballot in accordance with the procedures set forth in the Bylaws. All proxy ballots shall be prepared solely by the Association's staff under the guidance and management of the Association's officers.
2. Residents wishing to vote by proxy ballot must request a proxy ballot from the Association office by the deadlines established by the Association. The Association's staff, under the management of the Association's officers, shall prepare and maintain a register of all residents requesting a proxy ballot. Proxy ballots shall only be distributed to residents by the Association's officers and staff. Residents shall not copy and distribute proxy ballots obtained from the Association to other residents.

3. Proxy ballots received from residents who have not requested a ballot from the Association office, and whose names do not appear on the register of proxy voters, shall not be counted and will be discarded.
4. All proxy ballots must be received by the Association by 12:00 Noon on the date of the scheduled election. Proxy ballots shall be counted and maintained separately from ballots cast in person at the time of the scheduled election.

### **17. ASSESSMENT OF PENALTIES**

Lot owner may be assessed a penalty for violation of these Rules and Regulations. In most instances the following steps may be taken.

1. A written notice of the violation is given to the lot owner.
2. A reasonable time to correct the violation is given.
3. If the violation continues, a written notice is given to the lot owner that the Board may levy an assessment at its next meeting.
4. Continued violation of the regulation may result in additional assessments of one hundred dollars (\$100) for each additional day of violation up to a maximum of \$1,000.00.
5. The lot owner has 14 days to give written notification to the Tamarac Office of intent to appeal. The Appeals Committee will consist of three members appointed by the board who are not officers, directors, or employees of the association. A new committee will be appointed each time an appeal is requested by a homeowner. Appeal will be heard within fourteen (14) days of appointment. The Appeals Committee will report its findings to approve or reject the proposed fine.
6. The Board reserves the right to go to court and/or red tag a homeowner's file to allow for a future payment when the property changes ownership.
7. **The Statutes, Section 720.305 also provides for the ability of the Association to suspend an owner's use of rights for the common property for violations of the Governing Documents.**

### **18. BOARD OF DIRECTORS MEETING PROCEDURES**

The Board of Directors meets the Friday prior to the HOA Meeting at 9:00 A.M. The office will post agenda items to be covered 48 hours in advance of the meeting.

Addressing the Board of Directors:

- A. Homeowners wishing to address agenda items must sign up on the sheet provided and list agenda items by number.
- B. All comments will be addressed to the Board as a whole, and be declarative statements. It will not be a question and answer session.
- C. Homeowners may speak once on each numbered item for up to three (3) minutes; however, the Chair may request additional input for clarification.
- D. Homeowners will be heard as each agenda item is being discussed by the Board at a time determined by the Chair prior to the Board voting on that item. Redundant comments will be avoided.

### **19. ROOF WASHING AND PAINTING**

From time to time, the Board will establish a program to wash and paint as needed, the roofs of all the homes in Tamarac. Individual Homeowners may decline to accept the washing/painting service offered by Tamarac and thereby assume the responsibility to wash/paint their roofs. All roofs must be washed/painted as part of the program. Any roofs not cleaned to an acceptable level by the Homeowner may be cleaned at the direction of the Board at the Homeowner's expense.

Painting of the roofs in conjunction with the roof washing/painting program will be done on an as-needed basis as determined by the Board.

### **20. USE OF ALCOHOL IN THE CLUBHOUSE**

1. There shall be no sale of alcoholic beverages in the Clubhouse unless Tamarac has obtained an appropriate license for the sale of alcohol and obtained insurance coverage for dram shop and other alcohol related claims in amounts deemed reasonably necessary by the Board of Directors. This restriction on the sale of alcohol includes the practice of the indirect sale of alcohol by providing alcoholic beverages free of any additional charge or fee at any event hosted by Tamarac in which there is an admission charge. Residents who rent the Clubhouse are prohibited from the sale of alcohol.
2. Notwithstanding the foregoing, residents who attend any event hosted by Tamarac may bring their own alcoholic beverages for their personal consumption during the event. The use and consumption of alcohol by residents shall be within reasonable and acceptable limits, and impairment due to the use of alcohol or public intoxication will not be permitted.
3. Residents who rent the Clubhouse for their own private social event and their guests are prohibited from the use, consumption or distribution of alcoholic beverages unless they have executed an approved Tamarac Clubhouse Rental Agreement and obtained host liquor insurance coverage in the amount of One Million Dollars (\$1,000,000.00).

### **21. GUEST POLICY**

Guests are welcome at Association social events. For the purposes of these Rules, "Guests" are individuals who have either been prior members of the Association or other individuals who have been invited to attend any Association social event convened at the Clubhouse, pool or adjoining Association property and grounds by a member of the Association. "Guests" who attend Association social events on a repeated basis need not establish or prove the existence of their respective invitations each time they attend a social event, and such "Guests" are welcome to attend Association social events until their invitation is specifically withdrawn by the officers of the Corporation.