

*T*amarac By-The-Gulf, Inc.

GENERAL RULES & REGULATIONS

Corporate Documents – Section #4

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*T*amarac By-The-Gulf, Inc.

A 55+ Deed Restricted Community

9099 141st Street North

Seminole, FL 33776

727-596-4386

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INTRODUCTION

Tamarac By-The-Gulf, Inc., (herein referred to as “Tamarac” or “the Association”, or “the office”) has established the following Rules & Regulations in accordance with the Articles of Incorporation for Tamarac By-The-Gulf, Inc. These Rules and Regulations apply to all persons within our community.

For the purpose of this document, “*Members*” refers to property owners, those having all rights and privileges as explained at time of registration. “*Occupants*” refers to those persons who occupy a home in Tamarac but may or not be members, (in other words, persons not named on the deed).

These Rules & Regulations are Tamarac’s procedures for enforcement of community standards and requirements as stated in this and other Corporate Documents. It is the responsibility of members/occupants to become familiar with these documents.

Our “Deed Restrictions” document may contain language that contradicts specific provisions of this and other documents. In such instances, the Deed Restrictions will control (unless the provision in the Deed Restrictions has changed under FL law). Members should ask for clarification from the office in these instances.

CLUBHOUSE/ALCOHOL

Members/occupants may request private use of the clubhouse. The request must be in writing at least 14 days prior to the date requested if practical, be accompanied by payment of required fees and proof of insurance coverage, and submitted to the Clubhouse Scheduler.

Tamarac does not sell alcohol at any community functions. Members/occupants who wish to provide alcohol to their guests when renting the clubhouse are prohibited from selling it and are responsible for the conduct of their guests.

Members/occupants receive a copy of our policy on the use of the clubhouse at the time of the request and must follow the provisions of the policy. Tamarac reserves the right to limit/deny private use of the clubhouse at the President's discretion, and Tamarac events/activities take precedence over requests for private use. Use of the Clubhouse is granted on a "first come, first served" basis.

COMMUNICATION

Only telephone calls, email, and written communication identified as having been originated by Tamarac is to be considered official communication. Members and occupants are required to have their current contact information (including summer addresses if applicable) updated regularly with the office.

CONTRACTORS

Members/occupants are responsible for the conduct of their contractors including control of/proper removal of debris/cleanup. No digging is permitted without first contacting the Regional Directors to arrange for the marking of water lines.

Except for emergencies, members/occupants are encouraged to instruct contractors to work between the hours of 8:00 a.m. to 6:00 p.m. whenever practical.

CORRECTIVE ACTION

Tamarac strives to maintain an orderly community for the enjoyment of everyone. Rules and regulations are necessary for maintaining these standards.

Each of our three (3) regions has two (2) Directors who serve as the liaison between members/occupants and the rest of the Board of Directors and are also enforcers of our Rules and Regulations. Corrective Action may sometimes be necessary as outlined below:

Step 1 – First Notice - "Friendly Reminder". The member/occupant is contacted by the Regional Director and the violation is brought to his/her attention. The Director explains the rule violation, what is needed to correct the violation, and refers the member/occupant to this section of these Rules & Regulations. A

summation of the discussion with a deadline for correction of the violation (usually 10-14 days) is recorded by the Director, and a copy is given to the member/occupant.

Step 2 – Second Notice: Unless otherwise agreed to and the violation is not corrected after 10 calendar days, the member/occupant receives a written notice by US Mail or email. This written notice restates which rule has been violated, the specific action required for correction, completion date, and the date and location of an Appeals Hearing. It also states that failure to respond/comply may result in suspension of privileges and monetary penalties including fines.

Step 3 – Appeals Hearing: A hearing is scheduled for the member to attend in person, via phone, or electronically; to take place at least 10 days after issuance of the notice of hearing, (Step 2). The Appeals Committee is selected by the Board consisting of non-Board members and the outcome of the hearing is binding. The findings of the hearing is provided in writing to the member within seven (7) days after the hearing

The decision to fine the member/suspend privileges may be reversed or the fines be assessed for payment to be made no later than 30 days after receipt of findings of the Appeals Hearing. No penalties will be imposed if the violation is corrected prior to the hearing.

Fines/Attorney Fees/Suspensions

Fines may be levied on a daily basis to a maximum amount, according to the applicable State Statute. A lien may be placed on the member's residence. The member will not be subject to attorney's fees and costs based on actions taken by Tamarac before the due date of the fine.

If fines are not paid within 90 days after being levied, the member/occupant's privileges (use of Tamarac common property/voting rights) may be suspended until fines are paid. Tamarac reserves the right to have the violation corrected at the member's expense.

DEED RESTRICTIONS

Tamarac is a deed-restricted community for persons age 55 and older. When occupied, each residence is required to have one (1) occupant who is at least 55 years old, (See "Deed Restrictions" for more details). Persons living here without

a 55+ occupant in the same residence will be given a timeline in which to leave and the member may be subject to Corrective Action.

All new members/occupants are required to provide a copy of their government-issued I.D., proof of property ownership, and pay required fees to the office before occupancy.

A registration meeting is held where new members/occupants sign and accept corporate documents. No person may **occupy a home** in Tamarac (defined as 30 or more consecutive days per 12-month period) without having registered. Guests who occupy a vacant residence must register upon occupancy regardless of length of stay. Members are responsible for the conduct of their occupants.

Tamarac reserves the right to terminate occupancy by any non-member by written notice to the member.

Homes are to be used for residential purposes only.

EQUAL OPPORTUNITY/NON-DISCRIMINATION

Tamarac abides by the requirements of HUD (the Department of Housing and Urban Development), and does not discriminate against prospective/current members, occupants or any persons on the basis of race, color, creed, sexual orientation, religion, disability/handicap, or any other protected status as detailed in the HUD guidelines.

All persons including members, occupants, guests, employees, contractors, etc., are required to uphold the principles of this policy and violations are not condoned by the Association.

Members/occupants who request accommodation due to a disability/handicap must contact the President to request a review.

FIRE PITS

Fire pits are permitted on rear patios only (no roof) and must not be wood burning. Members/occupants are responsible for ensuring the proper placement of fire pits away from flammable materials and for thoroughly extinguishing fires.

GUESTS

Members/occupants are responsible for their guests at all times on Tamarac property. Guests may attend Tamarac functions and use common areas as long as they are accompanied by a member/occupant.

The Association reserves the right to prohibit or limit visits from any guest(s).

LANDSCAPING/LAWN MAINTENANCE

Members/occupants are responsible for the maintenance of trees, shrubs, and all other vegetation on their lots. Trees and shrubs are to be properly pruned and vegetation must be kept away from the house to facilitate house painting and prevent “hiding places” for vermin or intruders. Planter boxes and gardens should be properly maintained (i.e., weeded, trimmed, etc.).

Prior to planting, the Lawn and Landscape Chairman or Regional Directors must be contacted to arrange for marking of sprinkler lines, and to otherwise approve the project.

Small trees and other plantings must not interfere with our water systems/lawn maintenance and should be enclosed by mulch or some other border. Branches must be trimmed up at least five (5) feet to facilitate lawn mowing and branches overhanging streets must be trimmed up at least 13.5 feet from the pavement.

Fruit, etc., must be picked up and disposed of to discourage wildlife.

Tree stumps must be removed or cut down to ground level as soon as practical after tree removal and should be marked in the interim to prevent damage to lawn equipment. Dog run cables are not permitted and clothes lines must be removed when not in use.

Covered rain barrels are permitted only in back yards.

All pots, statues, furniture, trash cans, etc. must be stored indoors when property is vacant for an extended period of time. Failure to comply may result in injury/property damage during severe weather and may result in the member/occupant being subject to Corrective Action. Tamarac is not responsible for the damage or disposal of outdoor objects removed when severe weather is predicted.

No persons may interact with employees of our lawn care service. Complaints are to be directed to the Regional Directors.

LEASES

No property may be leased more than once in six (6) continuous calendar months. Only those persons who lease a property (i.e., sign the lease agreement), may occupy the premises during the entire 6-month period. Sub-letting or otherwise changing occupants during the lease period is not permitted. New occupants must register in person along with the member and submit identification and other required documents to the office. The member must provide a copy of the lease agreement to the office prior to occupancy. Tamarac reserves the right to require the termination of any lease agreement.

MAINTENANCE DUES

All members are required to pay monthly dues to cover our maintenance costs.

Dues are to be paid on the 3rd of each month and no later than the 10th, or will be considered delinquent.

Delinquency results in a past-due notice sent via US Mail to the member and notices are mailed each month until the dues are paid up or until they reach six (6) months past-due. Legal action will then commence which may include dues collection costs/late fees, up to and including liens against the member's property.

MEETINGS

Notices of all official meetings are posted on the clubhouse bulletin board and Tamarac website at least 48 hours in advance of the meeting.

Members/occupants other than guests may speak at Board of Director's meetings provided they have signed up to do so prior to the start of the meeting. Declarative statements of up to three (3) minutes are permitted on only the agenda item signed up for.

The opportunity to speak will be granted by the President after each agenda item has been addressed by the Board and there is no obligation for the Board to respond. “Agenda items” does not include “New Business” for the purpose of this policy.

No sign-up is required for a member/occupant to speak at regular meetings of the Association.

Repetitive or otherwise “off topic” statements will not be included in the meeting minutes and the Board reserves the right to censor any member/occupant for violations of this provision. The President reserves the right to remove any person from a meeting who is considered disruptive.

PAINTING/ROOF WASHING

See “Deed Restrictions” and “Architectural Rules” for guidelines on house painting/trim colors, etc.

Members who choose to do their own house painting or roof washing instead of using the Tamarac-provided service may do so with prior approval of the Regional Directors. Work must be completed within the timeframe of the painting/roof washing of neighboring houses and paint needs to be the same paint used by Tamarac painters.

Work must meet the same standards of Tamarac contractors or may be required to be re-done at the member’s expense.

PETS

County regulations require that pets be on a leash at all times when outside and prohibit excessive barking. Pet owners are required to immediately pick up and dispose of waste and should be considerate of other’s properties by keeping pets close to the curb.

Up to two (2) dogs are permitted per residence, unless classified as service dogs.

Animals, etc. that are housed outside are not permitted.

PROBLEM RESOLUTION

Regional Directors are generally the first point of contact for member/occupant questions, concerns, etc. Their contact information is listed in the directory and members/occupants are reminded to be courteous when/how they communicate with these volunteers and neighbors.

Except for emergencies relating to our utilities, they are not to be contacted outside the hours of 9:00 a.m. – 5:00 p.m., Monday-Friday. Most Directors prefer contact via text, and **under no circumstances should there be uninvited in-person contact at the homes of our directors, officers or employees.**

An appointment for a meeting with the President or other officer(s) may be requested by contacting the office as the next step after contacting the Regional Director if the issue remains unresolved.

QUIET TIME

Our “Quiet Time” is from 11:00 p.m. – 6:00 a.m.: Loud music, activities, vehicles and tools are prohibited during these hours.

ROADS

All Tamarac roads are private property but are subject to the same rules of conduct as is required outside of the community: Stop signs, speed limits, and other rules must be adhered to.

SIGNS

Signs must be placed within three (3) feet of the house to facilitate lawn mowing.

“For Sale” and contractor signs must be removed within 24 hours of the closing/work completion. Signs endorsing a political candidate/party may be posted 30 days prior to an election when local voting takes place. Campaign signs must be removed within 24 hours of the election. (See “Deed Restrictions”).

SOLICITATION

Solicitation is not allowed anywhere in Tamarac by anyone unless it is initiated by Tamarac. This includes hand-outs, requesting phone or in-person conversations, and uninvited access of private property, otherwise known as trespassing. Official solicitation, (requests for information, volunteers, etc.), will occur after prior notice has been given by the office.

SWIMMING POOL

Only Tamarac members, occupants and guests are allowed to use the pool. Guests must sign the log book, members/occupants are responsible for their guests, and posted pool rules must be followed.

Everyone must shower prior to entering the pool and only “noodle” type floats are permitted. Toys may only be used on table tops and are not allowed in the pool. Children under age 13 must be accompanied by an adult and persons who are incontinent must wear swim diapers.

Pets are not permitted in the pool area unless designated as service animals and service animals are not allowed on the pool deck or in the pool. Swimming is “At Your Own Risk”; there is no lifeguard on duty.

Pool hours are posted and are subject to change but are generally 8:00 a.m. until dusk or when the pool overhead lights go off. The pool is closed on Mondays until 1:00 p.m.

TRASH COLLECTION

Our regular trash pick-up is on Tuesdays and Fridays with recyclables collected on Fridays. Trash containers must be covered at all times and the bin provided is to be used for recyclables. This schedule is subject to change due to inclement weather, holidays, etc.

Bags, boxes, etc. that are placed outside the containers must not exceed 50 lbs. and bags containing garbage must be heavy plastic so as to not attract wildlife.

Containers of paint, dyes, etc. are not permitted in the trash until dried or empty.

Vegetation, tree limbs, etc. of less than three (3) inches in diameter may be placed for trash collection if tied in bundles no more than four (4) feet in length.

Only household trash may be placed for collection; residents are responsible for their own disposal of construction/hazardous waste. Plastic bags must not be placed in recycle bins.

Appliances, construction material, fixtures, etc. not picked up by the trash collectors are to be disposed of promptly by the member/occupant and are to be stored where not seen from the road. The Tamarac dumpster is not for personal use.

Trash cans/recycle bins may not be curbside on Sundays and residents are encouraged to promptly remove trash cans from the curbs as soon as practical after trash pick-up.

VEHICLES/PARKING

Only vehicles in operating condition with a current license plate (if required) are permitted in Tamarac. Parking and storage of vehicles is permitted on paved surfaces only. Motorized vehicles are prohibited from being parked on front porches/patios.

Overnight street parking is prohibited with the exception of construction trailers/dumpsters during major home remodel/repairs. Permits for these dumpsters, etc., must be obtained by contacting the Regional Directors and must be displayed.

Dumpsters, etc. should be placed in driveways vs. roadways whenever practical, and must be on a paved surface. Members/occupants are responsible for the dumpster, etc., control of its contents, and timely removal upon completion. PODS are allowed for up to 10 days with a permit and driveway vs. road parking is encouraged.

Minor repairs/washing of vehicles is permitted in garages and driveways and must be completed in the same day work was begun.

Boats of any kind and boat trailers are prohibited everywhere in Tamarac (unless on car tops or in garages).

Permit Parking: Guests, RV's and commercial vehicles (those with three (3) or more axles/over 26,001 lbs.) are permitted to park overnight in lots adjacent to the clubhouse with a permit. Permits must be placed in the windshield in a

conspicuous place and are generally valid for a 10-day period. Extensions may be granted, and Tamarac reserves the right to limit the number of times a permit is issued to a member/occupant per calendar year. Members/occupants may not use the lots for daily parking of personal vehicles. Overnight occupancy of a vehicle or RV is prohibited.

Unauthorized parking may result in Corrective Action and/or the vehicle being towed at the owner's expense.

WATER (POTABLE), SPRINKLERS, SEWERS

Tamarac's irrigation system (sprinklers) is regulated by various government agencies. Lawns are watered twice per week but may be done less frequently if we are mandated to limit water usage.

Tamarac has a potable water and irrigation system that services all lots and common areas. Water lines are the member's responsibility from the house connection to the small shut off valve in the potable water main enclosure. Sprinkler lines are Tamarac property and only authorized personnel may adjust water system components. Members/occupants may contact their Regional Director to request a marking of the location of sprinkler heads but no more than twice per calendar year. It is the member/occupant's responsibility to clean out (remove grass) surrounding the sprinkler heads.

Potable water shut-off for repairs, etc. must be requested by contacting the Regional Directors. Potable water should be used sparingly for watering of plants, washing of cars, etc., and watering of lawns with potable water is prohibited. Hoses must be equipped with an automatic shut-off device. Soaker hoses/drip irrigation is prohibited.

Sewer lines from the house to the sewer main, is the responsibility of the member/occupant. The County is responsible for the sewer lines beyond that point.

UTILITY ITEMS STORAGE

Large utility items such as ladders, scaffolding, wheelbarrows, removable hurricane shutters, etc., must be stored indoors.

YARD/ESTATE SALES

Occupants may hold personal sales by obtaining a permit and traffic cones by contacting the office. Permits are available for a refundable fee and must be received at least 14 calendar days prior to the sale. The permit must be posted in a conspicuous place in the front of the house.

Sales may not occur more than two (2) times per year and may not last longer than three (3) consecutive days. Traffic cones must be placed to prevent parking in front of driveways and to signify parking only on one side of the street.

Professional estate sale companies are required to pay a refundable fee for sales in Tamarac and only the occupant's personal property may be included in the sale.

Tamarac reserves the right to limit the number of sales in Tamarac occurring on the same day and may refuse/stop a sale at the discretion of the Regional Directors.