

Pelican Cove Association of Co-Owners

Pelican Cove Property General Information

This is a summary of the rules and regulations in 'lay language' for residents of Pelican Cove Master Association. It is meant to be an easy reference tool for owners, renters, board members, real estate agents, property managers and newcomers. Please refer to the official recorded Declaration of Master Covenants, Conditions and Restrictions for Pelican Cove for the complete governing documents.

PARKING: No owner or guest may park their car(s) on the grass at any time. No guest/owner may park in another owner's parking spaces without their permission. Each owner is allotted two parking spaces per unit.

DECKS/PORCHES: These areas should contain only outdoor type furniture. The front deck is not a place to store beach items, shoes, towels, or coolers. Bicycles need to be stored on the back deck or area in back of the unit. Decks are to be free of trash, boxes, rugs or any items that do not belong outdoors. Clotheslines are strictly prohibited. Nothing is to be draped over the deck railing at any time. Hoses should be coiled after each use for safety reasons as well as appearance. All owners are responsible for the up-keep of their front and back decks to include cleaning under the deck. Areas under decks should not be used for storage.

Please properly dispose of refuse, cardboard boxes, bottles and other clutter/debris that are accumulating on porches/decks and below the decks. Not only is the clutter/debris unsightly, you are also creating a haven for unwelcome critters.

PETS: All pet owners are responsible for cleaning up after their pets in all areas of the property. Dog owners must keep their dogs on a leash at all times for the protection of others. Failure to comply with these guidelines can result in a \$25.00 fine/occurrence. If owners continue to fail to comply, the fine may be increased at the discretion of the Board.

PLANTS/FLOWERS: Flowerbeds are to be kept in good condition not only because it is aesthetically pleasing to you and your neighbors, but also because it significantly enhances the value of your investment. To maintain consistency, the front of your unit must contain flower beds only. If you wish to plant a vegetable garden, please use the back of your unit in containers on your deck.

DOCK: In order to protect the wildlife as well as the delicate balance of its environment, littering of any kind is strictly prohibited. The dock is for the enjoyment of Pelican Cove residents and guests only.

SOCIAL GATHERINGS: Owners and renters are expected to respect others' privacy when hosting a social event. After 11:00 PM, all music, radios, and TV's are to be turned down. Because we have limited parking and each owner is entitled to two spaces, you might encourage your guests to car-pool or locate off-site parking.

TRASH: Trash is collected once a week. No trash bags may be left outside a residence, on a patio, deck or porch area. Please show respect for others by returning your trash can to the

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storage area the day of collection Place all materials away from underground water and gas meters, fences, or low hanging tree limbs.

TREES: Owners with trees are asked to report to the Property Manager any trees or branches scraping the side of the building or roof for immediate cutting.

PROPERTY UP-KEEP: No on or off property owner may neglect the up-keep of his or her condo. Notice will be sent if the owner does not keep the property in good condition and in compliance with all restrictions of the Rules & Regulations, Bylaws and Master Deed. If owner neglects the notice, the Board may have someone perform the repairs at the owner's expense and a bill will be sent to the owner. Failure to pay for repair work will call for placement of a lien on the property for failure to comply with the Master deed and Bylaws. If owner neglects the notice, the Board may have someone perform the repairs at the owner's expense and a bill will be sent to the owner. Failure to pay for repair work will call for placement of a lien on the property for failure to comply with the Master Deed and Bylaws.

Tenants must comply with the rules and regulations for Pelican Cove. Fines will be issued to the property Owner for violations noted on their property.