

PELICAN WAY CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

These items are excerpts from the Condominium Documents and in no way replace the Condominium Documents, specifically Article XVII of the Bylaws of the Pelican Way Condominium Association, Inc. These rules and regulations are for the mutual benefit of all of the unit owners and shall apply to owners, their families, their guests and their lessees.

- A. The driveways, sidewalks, entrances and all other Limited Common and Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. No bicycles, carts, benches, tables or any other object of similar type and nature are to be stored therein. Garbage cans and recycling containers may only be out on pickup days.*
- B. Parking Regulations: Vehicles are not to be parked overnight on the main thoroughfare or in driveways. Visiting guest vehicles are excluded. No inoperable vehicles shall be parked, or repair of vehicles made on Condominium Property. No unit owner shall store or leave boats or trailers on the Condominium Property or in driveways.*
- C. No changes to the exterior of a unit are permitted without Board approval. Changes include, but are not limited to, unit color, roof color and type, awnings, canopies, shutters or other projection attached to or placed upon the outside walls or doors or roof of a unit or building. (See Condo Documents for pool specifications).*
- D. No fences are permitted.*
- E. Improvements and minor changes of the Limited Common Elements must have Board approval before any work can begin. Examples of improvements are: flower beds and/or edging, patio blocks and flagpoles.*
- F. No unit owner can send off Condominium Property, direct, supervise or attempt to assert control over the agents or employees of the Association.*
- G. All residents shall be considerate of others. Loud radios and TVs interfere with the rights of others.*
- H. No flammable, combustible or explosive fluid, chemical or substance shall be stored except as required for normal household use.*
- I. Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure. Additionally all unit owners present March 3, 2006 (a quorum) were polled, and all agreed to maintain their palms periodically at their own expense, particularly dead or dying fronds, fruits and seed pods.*
- J. All guests and tenants must comply with the Association Rules and Regulations. Owners must provide lessees, prior to occupancy, a copy of these rules. The Board of Directors shall have the right to terminate a lease and evict a tenant who fails to comply with these rules.*

APPROVED AT BOARD OF DIRECTORS MEETING MARCH 3, 2006