



GULF LANDINGS ASSOCIATION INC
PROPOSED
SUPERSEDED RULES AND REGULATIONS

1) FAA UNMANNED AIRCRAFT SYSTEMS (DRONES)

A drone is defined as an unmanned pilot-less vehicle weighing more than .55 Lbs. And not more than 55 Lbs. FAA regulations require that all drones designated by weight be registered with the FAA and operated by individuals over the age of 13 years of age. The FAA also requires regular maintenance records be maintained on all drones falling within its guidance. FL Statute 934. outlines applicable procedures, operational standards, and criminal violations regarding drones or unmanned aircraft systems.

GLA prohibits any unlicensed drones that fall within FAA regulations. This prohibition includes real estate agents, ariel photographers, homeowners, contractors, and any other commercial use who are not licensed registered and insured. In addition, all requests made for the use of a drone by commercial use operators within GLA must include naming GLA additionally insured prior to operation. This requirement does not prohibit public use agencies such as, law enforcement, federal wildlife studies, emergency search and rescue, firefighting or any other legitimate government activity from operating drones within our community. Additionally, GLA hereby incorporates FL 934.50 into the GLA Rules and Regulations as it pertains to the use of drones.

2) TREES AND BUSHES

No tree over three (3) inches in diameter may be removed from any Lot without prior written consent of the Architectural Review Committee (ARC). All trees and bushes of all kinds upon all lots must be maintained trimmed, free of overgrowth and any potential hazardous conditions. Florida Fish and Wildlife Conservation Commission has identified many invasive plant species amongst them the Brazilian Pepper invasion represents a significant threat to Florida's native plant and wildlife populations. Typically, Brazilian Pepper forms dense forests that exclude all other plant life by producing a dense closed canopy. These forests are considered to be poor habitat for native wildlife species and may negatively impact bird populations. Brazilian Pepper bushes or plants are hereby prohibited on any lot within GLA.

3) DRAINAGE DITCHES AND SWALES

Each owner shall keep drainage ditches and swales located on their lot free and unobstructed and in good repair and shall provide for the installation of such culverts upon their lot as may be reasonably required for proper drainage.

4) FLAGS AND FLAG POLES

Flag poles must be approved by the ARC. Flag poles may not exceed 20' in height. Flag poles must be erected in accordance with Federal guidelines and flags must be illuminated if flown at night.

Homeowners are encouraged to fly The Flag of the United States of America on all National Holidays and on a daily basis. Protocol should be followed by lowering the flag to half-mast during a United States Presidential, State of Florida Governor, or Pasco County Government Order. The Florida Department of State Protocol may be found at:

<http://dos.myflorida.com/about-the-department/flag-and-seal-protocol/flagprotocols-and-display>.

5) FENCES

New fences must be approved by the ARC. All approved fences will be in accordance with Pasco County requirements regarding fences. No chain link fencing shall be permitted. Additionally, GLA hereby incorporates Pasco County Ordinance Chapter 1000 MISCELLANEOUS STRUCTURE REGULATIONS SECTION 1003 GATES, FENCES, AND WALLS into the GLA Rules and Regulations as it pertains to fencing within GLA.

6) GARBAGE AND WASTE

No garbage can, bag, lawn trimmings or waste of any kind shall be placed on the curb or in front of a residence prior to the evening before garbage collection. All trimmings must be bundled or packaged in a manner approved by the waste collector. All garbage cans or refuse containers must be removed from the curbside before the evening of the garbage collection day and stored so as not to be visible from any street, canal, or common area within GLA.

7) STORAGE OF PROPANE TANKS

Propane storage tanks on any lot shall be either buried below the surface of the ground or screened to the satisfaction of the ARC so as not to be visible from any street, canal, or common area within the Development.

8) CONSTRUCTION DEBRIS AND OTHER MATERIALS

No materials such as yard and maintenance supplies or equipment, household items or equipment, cartons or items of refuse or waste of any kind or construction items may be stored outside of or on the porch of any residential property once a certificate of occupancy has been issued.

9) MAINTENANCE OF PROPERTIES

All Lots and Parcels, whether occupied, or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent unsightly, unsanitary or a hazard to health. If not so maintained, The Association shall have the right, through its agents and employees to do so, the cost of which shall be added to and become a part of the annual assessment to which such lot or property is subject, Neither the Association nor any of their agents, employees or contractors shall be liable for any damage which may result from any maintenance work as performed.

All properties within GLA shall be maintained free of any overgrown weeds and with grass areas mowed to under 6 inches in height, and shall be kept free at all times of any kind of debris or any noxious material. Specific mowing heights vary by grass type and can even be different for several types of the same grass. Therefore, all lawns within GLA shall be maintained to what a reasonable person would consider a typically well-groomed lawn that matches the majority of the lawns within GLA.

Additionally, GLA hereby incorporates Pasco County Codified Ordinance Sec. 42.1 Overgrown Conditions and Related Public Safety Violations in to the GLA Rules and Regulations.

10) BURNING OF TRASH, GARBAGE, OR REFUSE

No owner or occupant shall burn trash, garbage or other household refuse on his/her Lot.

11) PARKING AND STORAGE OF ALL VEHICLES, INOPERATIVE VEHICLES AND WATER VESSELS OF ALL KINDS INCLUDING PERSONAL WATERCRAFT.

All Emergency Vehicles are hereby exempted from all GLA Parking Rules and Regulations on all roadways within GLA.

Gulf Landings Association under Pasco County Zoning is R4 and a part of Gulf Harbors Master plan association since September 12, 1979. The Association was designed under the guidance of Pasco County Table 1: Characteristics of Conservation Subdivision Street Types Figure 2, Open Lane Drainage which does not allow street parking, therefore, **No Street, Sidewalk or Grass Lawn Parking of any type of vehicle is permitted anywhere within GLA.**

All properly registered vehicles including but not limited to cars, pickup trucks, vans, motorcycles, or golf carts shall be parked in the designated paved driveway(s) and or enclosed parking garage(s) of all single-family homes or the designated parking areas and or parking garages within a condominium association. No vehicle or vessel of any type including but not limited to unregistered vehicles, motorcycles, ATV's, utility trailers, travel trailers, recreation vehicles of any kind or length, 5th wheels, commercial vehicles (commercial vehicle is defined as box trucks of any size [a vehicle with a cab separate from a cuboids shaped utility/cargo area] or any vehicle with: wraps with commercial advertising, ladder racks, commercial signage of any kind), boats, boat trailers, inoperable vehicles, or any vehicles without a currently valid license tag shall be kept or stored on any street, driveway, lot or grass area except they may be stored only within an enclosed garage except where a condominium association rules and regulations may or may not permit such parking. GLA Residents may be granted permission by the community manager to temporarily store upon their paved driveway (not to exceed 72 hours) a recreational vehicle, boat and or boat trailer for the purpose of routine maintenance, cleaning, loading or unloading or for storm preparation. Condominium Association Residents must seek separate guidance from their respective COA's.

Additionally, GLA hereby incorporates Pasco County Abandoned Motor Vehicles Ordinance referencing Inoperative Vehicles inclusive of ALL water vessels and personal watercraft in Sections 106.51 to 106.58 in to the GLA Rules and Regulations. GLA hereby incorporates Pasco County Parking Violations Sections 106.32 to 106.35 in to the GLA Rules and Regulations.

12) REPAIR OF VEHICLES IN DRIVEWAYS OR LOTS

No vehicles, including but not limited to cars, trucks, motorcycles, four wheelers or boats shall be repaired in driveways or yards. This does not prohibit general vehicle maintenance and washing completed during normal daylight hours on paved driveways only.

13) CONSTRUCTION DUMPSTERS

The Association Property Manager may grant temporary permits for construction dumpsters on a lot or property for a limited period of time. All Construction dumpsters must include proper county permits, proof of which must be submitted with request to property manager.

14) OUTDOOR FIXTURES

All outdoor fixtures, including but not limited to lights, railing, and adornments shall be maintained free of rust and in good working condition.

15) MAILBOXES

New and replacement mailboxes boxes require an ARC application but not ARC approval. Any mailbox that is approved by the United States Post Master is automatically approved.

All mailboxes within GLA must conform to United States Post Master Standards including but not limited to box height from maximum 48" to no less than 42". All mailboxes must be certified by the United States Post Master and can be any color or combination of colors thereof. Additionally, mailboxes may be locking, metal, composite, plastic, wood or any combination thereof.

All mailboxes shall be kept in good repair and free of rust, mildew and or deteriorated wood.

16) PAINTING

Repainting the main body and trim of home with the same existing colors requires an ARC application but does not require ARC approval and may commence immediately. All other painting and repainting projects, including repainting with different colors, must be submitted to and approved in writing by the ARC prior to commencement. The request must specify the type of paint, manufacturer and paint color code from the color wheel located in the Association Office. All homes within GLA whether occupied or unoccupied shall at all times be maintained in such a manner so as to prevent chipped paint, unsightly dirt, grime, mold, algae or any other discoloration that would require cleaning or repainting of main body and or trim of said home.

17) ROOFING

All roofing and reroofing materials shall be approved in writing by the ARC prior to construction. Submittal is mandatory for roofing on new structures, as well as re-roofing an existing structure. Only premium grade cement tile, clay tile, cedar shakes, fiber glass or dimensional shingles, shall be allowed. All roofs within GLA shall be properly maintained at all times.

18) AIR CONDITIONER

Air conditioning compressors and any and all other types of equipment shall be screened from the street and shall not be permitted on the closed side of homes. While there is no ARC approval needed for air conditioning replacement, however, relocating of said equipment would require an ARC approval. In any case, all air conditioning replacement that requires a county permit, said permit shall accompany ARC application.

19) DOCKS AND BOATLIFTS

Docks and Boat-lifts shall not be permitted without prior written approval of the ARC committee and in no event, will covered docks or earth embankment docks be permitted. All docks must conform to Pasco County as well as ARC standards regarding setbacks railings framing and pilings. Docks and Boat-lifts that fall into disrepair, shall be repaired or removed by the owner upon request of the Association. Failure to comply with this rule may result in legal action permitting the association to remove such Dock or Boat-lift at the owner's expense. Additionally, GLA hereby incorporates Pasco County Ordinance CHAPTER 1000. MISCELLANEOUS STRUCTURE REGULATIONS SECTION 1001. DOCKS AND SEAWALLS in to the GLA Rules and Regulations it pertains to Docks and Boatlifts.

20) WATERWAYS NO DUMPING

No person shall with purposeful intent, by negligent act or by accidental means cause to be abandoned, discarded or dumped any article of wrecked or derelict property in or on any waterway within GLA or any waterway within the canal system of GLA. This includes but is not limited to wrecked, inoperative or partially dismantled vessels, decrepit or partially sunken docks, trailers, boats, machinery, construction debris, garbage, solid waste or any other material. All GLA Members shall be

required to remove and legally dispose of all toxic fluids or above listed materials. Failure to comply with this rule may result in legal action permitting the association to remove such materials at the owner's expense.

21) WATERWAYS NO WAKE ZONES, IMPROPER MOORING AND REPORTING OF ACCIDENTS

All GLA waterways are hereby designated idle speed/no wake zones meaning that a vessel must proceed at a speed no greater than that which will maintain steerage way and headway. At no time is any vessel required to proceed so slowly that the operator is unable to maintain control over the vessel or any other vessel or object that it has under tow. All boat operators are required to report all waterway accidents within the GLA waterways and canals to the Pasco County Sheriff's Office and to the Gulf Landings Association Property Manager as soon as is practicable and safe to do so.

No person shall moor or fasten a vessel to a lawfully placed aid-for-navigation marker or buoy, regulatory marker or buoy or area boundary marker or buoy placed or erected by any governmental agency, except in an emergency, nor shall any such person moor or fasten a vessel to a private seawall or dock or beach the vessel upon private property within GLA without the permission of the owner thereof, except in an emergency. The Pasco County Sheriff's Department shall have authority to board any vessel moored in violation of subsection (a) of this section and move or cause it to be moved to another location and shall have the right to hold such vessel for the costs incurred in its removal or salvage.

22) SEAWALLS

For waterway safety and for seawall preservation of adjoining lots, each lot owner shall be responsible for all repairs and maintenance to the seawall on their property, including but not limited to severe cracks exceeding 1" in width, broken or loose cement, protruding or broken pieces, bulging seawalls, seawalls that may be partially collapsed, collapsed, in danger of collapsing or be in any state of disrepair that such seawall may be causing damage to an adjoining seawall. Each lot owner shall repair the seawall on their property to the satisfaction of the Association upon written notification from the Association. Lot owners with seawalls that have been proven to have damaged adjoining seawalls may additionally be responsible for all repairs to said adjoining seawalls.

The Association may notify Pasco County of any and all non-conforming sea walls which the Association may deem unsafe. Notwithstanding any such notifications or any actions or failure to act by the county or any governmental agency, GLA reserves the right to require owner action to repair seawalls that the association may deem unsafe. Additionally, GLA hereby incorporates Pasco County Ordinance CHAPTER 1000. MISCELLANEOUS STRUCTURE REGULATIONS SECTION 1001. DOCKS AND SEAWALLS in to the GLA Rules and Regulations as it pertains to Seawalls.

23) SIGNS

No person shall erect, or maintain upon any Lot or improvement, any sign or advertisement without ARC approval with the exception of a home "For Sale" sign which is permitted but limited to one sign facing the street side of the Lot and one sign facing the canal side of the Lot. In addition, "Open House" signs are permitted whenever the home is open for inspection. The signs must be professional quality and no larger than six (6) square feet. No signs shall be permitted upon the common area, except signs installed by the Association.

24) LOUD NOISES

No visual or audible offensive activity which may annoy, alarm or serve no legitimate purpose will be permitted upon any lot at any time. Additionally, GLA hereby incorporates Pasco County Codified Ordinances 66.91 to 66.97 in to the GLA Rules and Regulations as they pertain to noise within GLA.

25) SPORTING EQUIPMENT

No sporting equipment of any kind including but not limited to hockey nets, skateboard jumps, basketball hoops or others shall be left unattended on any street within GLA. All such sporting equipment shall be properly stored out of sight within an enclosed garage or fenced back yard and shall not be left out on the street or the sides or driveways of any lot or property within GLA.

26) DRILLING, MINING, REFINING, QUARRYING PROHIBITED

No drilling, refining, quarrying or mining operations of any kind shall be permitted on any Lot, nor may any private well be drilled or maintained on any Lot.

27) RADIO TOWERS

No radio towers, cell phone towers or antennas, antennae, or poles of any type or kind shall be erected, placed or established on any Lot or dock within GLA without prior written ARC approval. Satellite dishes must not exceed two (2) feet in diameter.

28) NO HUNTING OR DISCHARGE OF FIREARMS PERMITTED

No hunting or the discharging of any type of fire arm will be permitted within GLA.

29) HOUSEHOLD PETS

No more than four (4) household pets per household shall be allowed at any one time. Pet owner shall be responsible for the removal of solid pet waste deposited on all properties, including their own, so as to prevent offensive odors from permeating neighboring yards. All pets shall be on leashes when outside the premises of the lot owner and shall never be turned loose.

30) SWIMMING POOLS

With the prior written ARC approval, permanent in-ground swimming pools, the tops of which are slab level, shall be permitted. Any other type or kind of swimming pool shall be prohibited. All swimming pools shall be walled, fenced, or enclosed so as to prevent uncontrolled access from the street or adjacent property. The barrier shall be at least four (4) feet in height, shall be maintained in good condition with no openings greater than four (4) inches in width, except for necessary gates.

31) ARCHITECTURAL REVIEW COMMITTEE APPLICATIONS

All improvements constructed or placed on any lot must first have written approval from the ARC. A written ARC application must be made in the manner and form prescribed by the ARC. Applications and instructions are available at the GLA Clubhouse office and the Management Company.

The fully completed ARC Application shall be delivered to the Management Company and must have all appropriate documentation and sample materials attached. Incomplete applications or those received without the required documentation or sample materials will not be considered until all required elements are received by the ARC. Additionally, any project which requires a permit(s) to be issued prior to commencement of said project by Pasco County shall in all cases require a copy of said permit(s) to be attached to ARC application.

Upon approval, the ARC will deliver by mail a copy of the approved ARC application and an ARC Permit which the Applicant will place in a conspicuous place on the exterior of the home facing the street side of the Lot. Once the project has been completed, the Applicant shall deliver the Notice of Completion to the ARC for final inspection.

Once the ARC has verified that the project was completed as per the Application, a copy of the signed Notice of Completion will be delivered to the Applicant.

32) VACATION RENTALS FORMERLY KNOWN AS SHORT TERM RENTALS

The intent and purpose of this section is to minimize conflicts occurring between vacation renters and GLA members residing in the community. The following notifications are made to owners and managers of vacation rentals in accordance with Pasco County Ordinances and that require, as outlined by Pasco County, the registration of such vacation rental units by both those that own and those that manage vacation rentals and who benefit economically there from and possess the authority to remedy problems that arise as a result of vacation rentals.

Renter Definition: For the purpose of the Rules and Regulations of Gulf Landings Association Inc. a renter shall be defined as a person(s) or organization(s) that hold use of a property by payment of any form of rent.

Vacation Rentals as defined by Pasco County Ordinances in CHAPTER 400. PERMIT TYPES AND APPLICATIONS SECTION 402. USE PERMITS, Section 402.5. Miscellaneous Uses within GLA are only permitted in Sea Colony Phase II under an express permissive covenant contained in the Sea Colony Phase II Declaration of Covenants and Restrictions dated July 23, 2001. Vacation Rentals are strictly prohibited in the remaining other sections of Gulf Landings Association. Sea Colony Phase II owners enjoy an exemption under Section 402.5(B)(2) of the Pasco County Code. Nevertheless, Pasco County Code imposes very specific obligations upon property owners who operate Vacation Rentals on their properties. Among other things, Pasco County requires that you send written annual notification to the Association of each rental property that is being used as a Vacation Rental. The Code also obligates the property owner to register each property with the County by September 30 of every year, pay the designated County registration fee, and obtain a business tax certificate from the Tax Collector. Additionally, the Code imposes upon owners the specific requirements of Chapter 509, Florida Statutes, and other applicable local, state, and federal laws. The strict language of Section 402.5(B) (10) (f), which mandates that Vacation Rental units cannot be made available for a period of less than six (6) days, together with other clear requirements in subsection (10) of Section 402.5(B), including limitations on the number of guests permitted. There are other specific requirements contained throughout the Code and on the initial registration application. GLA hereby adopts Pasco County Ordinance CHAPTER 400. PERMIT TYPES AND APPLICATIONS SECTION 402. USE PERMITS, Section 402.5. Miscellaneous Uses in to the Gulf Landings Association Rules and Regulations.

Gulf Landings Association Inc. will not permit violations of the Pasco County Vacation Rental Code or the rules and regulations of the Association, Therefore GLA reserves the right to notify any and all governmental agencies that regulate property rentals within the state of Florida and the County of Pasco for any properties found to be in violation of said rental codes or rules and regulations. The Association hereby adopts the following rules and regulations for all Sea Colony Phase II Vacation Rental Properties.

Effective immediately the Association must receive all of the following items if you are leasing the residence under the Sea Colony Phase II Vacation Rental Program exemption within GLA Sea Colony Phase II.

1. Written notification by September 30th, each calendar year or immediately upon commencing vacation rental program exempt within GLA sea colony Phase 2, signed by the property owner and the property manager, if any, that your property is being used as a Vacation Rental, specifically containing the physical address of the Vacation Rental unit/property.
2. Evidence that the registration form has been completed and submitted timely to Pasco County.
3. Evidence that the registration fee required by the Code has been paid.
4. A photocopy of the business tax certificate issued by the Pasco County Tax Collector that is applicable to the property, issued either to the property owner or the property manager, if applicable, as per Section 402.5(B)(9)(a). The tax certificate must be displayed on the main entrance/exit door, along with the management company's telephone number, if applicable.
5. A copy of any other documentation required by the Code to be submitted to the County or the Association.

Notification to the Association in writing or email of rental guest(s), number of guest(s), emergency contact information and duration of their rental agreements. This information is necessary in case of emergencies.

Vacation Property Renters are only permitted to use the common areas of the Association upon duly registering with the Association Property Manager with proper identification during normal business hours of the Association Property Manager Office. Vacation Renters must obtain a temporary fob key to the GLA amenities including the Club House, Pool, Hot Tub, Boat Ramps, Picnic Areas and Tennis Courts with valid identification and by paying a fee of \$50.00 plus a returnable deposit of \$50.00 to Gulf Landings Association. A temporary key to the Spa will require an additional refundable deposit of \$50.00. Use of the Gulf Harbors Beach Club requires following the rules and regulations of the Gulf Harbors Beach Club.

Failure to comply means that the Association shall have the right, through its agents and employees to do so, the cost of which shall be added to and become a part of the annual assessment to which such lot or property is subject, neither the Association nor any of their agents, employees or contractors shall be liable for any damage which may result from any maintenance work as performed. Owners not Renters shall be held accountable.

33) LONG TERM RENTALS

1. Long Term rentals are any rental of a unit available up to three (3) times per year for periods of greater than thirty (30) days or one (1) calendar month at a time, whichever is greater for use, occupancy, or possession by the public.
2. All Renters are only permitted to use the common areas of the Association upon duly registering with the Association Property Manager with proper identification during normal business hours of the Association Property Manager Office. All renters must obtain a temporary fob key to the GLA amenities including the Club House, Pool, Hot Tub, Boat Ramps, Picnic Areas and Tennis Courts with valid identification and by paying a fee of \$50.00 plus a returnable deposit of \$50.00 to Gulf Landings Association. A temporary key to the Spa will require an additional refundable deposit of \$50.00. Use of the Gulf Harbors Beach Club requires following the rules and regulations of the Gulf Harbors Beach Club.
3. All rental guests must comply with all GLA rules and regulations in particular the rules and regulations pertaining to the prohibition of no street or lawn parking and the proper placement of refuse and garbage curb side to protect GLA's permanent residents and to control pests, rodents and wild animals.
4. Failure to comply means that The Association shall have the right, through its agents and employees to do so, the cost of which shall be added to and become a part of the annual assessment to which such lot or property is subject, Neither the Association nor any of their agents, employees or contractors shall be liable for any damage which may result from any maintenance work as performed. Owners not Renters shall be held accountable.

34) GLA RECREATIONAL FACILITIES AND COMMON AREAS

The following rules have been adopted by the GLA Board of Directors in accordance with the Declaration of Covenants and Restrictions, Section II, A (2) General Information: Please discuss these rules and regulations with your family and guests.

Please keep in mind that all GLA recreational facilities and common areas are available for your enjoyment and enhance the common property values of all members, as such, when using the facilities please use them with as much care as if they were your own. Always clean up after yourselves. Avoid creating any situation that may be hazardous, annoying, alarming, or serves no legitimate purpose so that other members may peacefully enjoy the use of the facilities and common areas.

The GLA Clubhouse and facilities are a privately-owned club available for use only to Members, Associate Members, their guests and duly registered renters in good standing. All other use is strictly prohibited.

- a. Members are defined as the Primary Owner(s) as recorded on the property deed.
- b. Associate Members are defined as the spouse and children of a member who have the same principal residence as the Member.
- c. Renters are defined in paragraph 32 of the rules and regulations.
- d. No one under twelve (12) is permitted to use the facilities without adult supervision. All children under 12 years of age must be accompanied by an adult 18 years or older, who will be responsible for the well-being and discipline of such child.
- e. Guests temporarily residing with an owner and renters under contractual agreement, need not be accompanied by a Member or Associate Member, however, all rental guests (renters) are required to register as per GLA Rules and Regulations paragraphs 32 and 33.
- f. The recreational facilities will be opened and closed at such hours as the Board of Directors shall establish. Such hours shall be posted at the clubhouse, pool, and tennis courts and are open every day unless posted otherwise. The Board of Directors shall annually conduct a survey of members to determine hours of operation.
- g. Two recreational ID tags are issued per household. ID tags must be visible at all times during use of the recreational facilities or usage will be refused. Tags are available from Management. **NO MEMBER IS PERMITTED TO LOAN OR MAKE AVAILABLE THEIR ID TAGS (KEY FOBS) TO ANY NON-MEMBER UNLESS SUCH NON-MEMBER IS A TEMPORARY GUEST RESIDING IN THE HOME OF THE MEMBER BUT NOT A RENTER. THERE WILL BE NO EXCEPTIONS TO THIS RULE. VIOLATORS WILL BE BANNED FROM USING THE GLA FACILITIES UNTIL SUCH TIME AS PROPERTY MANAGER MAY DETERMINE THAT SUCH VIOLATION HAS CEASED AND RENTER(S) MAY BE PERMANENTLY BANNED. ALL RENTERS MUST FOLLOW THE RULES AND REGULATIONS AS OUTLINED IN PARAGRAPHS 32 AND 33.**
- h. Lost and additional access cards are \$25 for replacement.
- i. Each member is allowed to bring up to six (6) guests to use the facilities at any given time. This does not mean six (6) guests per ID tag.
- j. Members only are permitted to reserve the clubhouse for parties or non-profit meetings as well as special events, such as weddings. There will be fees including cleaning fees to use the facilities. The members responsible for clubhouse reservation shall be held accountable for any and all damage and any and all loss of GLA property during said clubhouse reservation. The fees shall be set by the Board of Directors for expenses incurred for such requests. For reservation information contact the Association Property Manager at (727) 815-3672.
- k. For Picnic Area reservations, contact the GLA staff at (727) 815-3672.
- l. The Association will not be responsible for loss, theft or damage of any personal property or personal injury of members or guests that may occur on the facilities premises or Association property.
- m. Property of the Association may not be loaned or rented and shall not be taken from the premises.
- n. Four wheelers, ATV's and any off-road vehicle(s) of any type are strictly prohibited from being driven in GLA common areas including retention ponds and the recreational facility lots.
- o. Members shall be accountable for misuse and damage to Association property caused by Member, Associate Members, their guests or any renters. during use of the GLA recreational facility and common areas.
- p. All dogs & pets in or on GLA Common Areas and Recreational Facilities must be kept on a leash at all times. All pets shall be kept under tight control by their owner and or handler at all times while such pet is present in or on GLA Common Areas and Recreational Facilities and GLA common areas. No dogs or pets are allowed to enter the Swimming Pool, Hot Tub or Spa. GLA reserves the right to refuse entry to any dog or pet for any reason. All owners are responsible for cleaning up after their pets immediately.
- q. All food and drink must be consumed outside the wet deck and may only be done so in non-breakable plates, cups, etc. **NO GLASS ON POOL DECK AT ANY TIME.**
- r. The coffee station located inside the clubhouse is FREE to all members during normal office business hours. Please be considerate of other members and follow the rules posted at the coffee station. If you bring your ceramic cup to the clubhouse, please take it with you when you are done.
- s. Parking is limited to the parking lot area only. No parking is permitted in the auto court (circle in front of the clubhouse). Exceptions are maintenance personnel, elderly, disabled, party setup, caterers, board members in the function of duties and emergency vehicles. Boat or boat trailers, moving vans and RV's, can be parked in the parking area with management approval, for 48 hours by contacting management at (727) 815-3672 or emailing

clubhousemanager@gulflandingsassociation.com. All boat trailers must have a valid GLA parking permit displayed on such boat / trailer.

- t. Use of boat docks at clubhouse are on a first come first serve basis and shall be prioritized by members, associate members and renters. Overnight use of boat docks shall be at the discretion of the association manager and a permit is required to display visibly on the bridge of the boat. All boats must be securely fastened to the floating docks only. There will be no docking of more than 10 minutes at the boat ramp dock. The code for the boat ramps shall be displayed on the bulletin board outside the manager's office in the GLA clubhouse. Use of the boat ramps is for members, associate members and registered renters only. No one is allowed to share such codes with any non-member. Members who violate this will be temporarily banned.
- u. Smoking is not permitted in pool/spa area, picnic area, in restrooms, on veranda or in clubhouse. Smoking is permitted ONLY in the designated area along the seawall adjacent to boat docks. All cigarette butts must be extinguished and discarded in the appropriate receptacles provided.
- v. Fishing is only permitted upon the private docks of each lot and is limited to use by owner or guest of such lot. No fishing in the GLA common areas.

35) SWIMMING POOL AND SPA

The following rules and regulations apply specifically to the swimming pool, hot tub and spa. AT ALL TIMES NO LIFE GUARD ON DUTY — USE FACILITY AT OWN RISK NO CHILDREN UNDER TWELVE (12) YEARS OF AGE IS EVER ALLOWED TO USE THE POOL, HOT TUB, OR SPA WITHOUT ADULT SUPERVISION AS DEFINED IN PARAGRAPH 30 ABOVE.

1. Incontinent individuals and young children must wear waterproof rubber pants. No diapers, except those designed to be worn in water, are to be worn into the pool or spa.
2. Smoking in pool is prohibited.
3. Food is permitted except on wet deck or in the pool or spa. All food and drink containers must be non-breakable. Members shall be responsible that swimming pool area and swim deck shall be left clean after use.
4. Pool side drinks are allowed in non-breakable containers. No drinks are to be taken into the pool or spa.
5. No diving.

36) GLA TO PROTECT ALL MEMBERS FIRST

It is the primary mission of Gulf Landings Association Inc. to protect the common interests of all members and owners first. The Association will take whatever action necessary in order to protect members and property owners and the Association, and to ensure full compliance with all Declarations, covenants, deed restrictions, rules and regulations of the association and any and all adopted Pasco County Code of Ordinances. The Association is bound to all members and owners within Gulf Landings first, to enforce and protect all applicable covenants, rights, and obligations.

37) GLA POLICY REGARDING PASCO COUNTY ORDINANCES

The Declarations and Covenants of Sea Forest, Sea Colony, Heather Cove, Mariner's Way, The Reserves at Sea Forest each cover specific items respectively within each applicable area. When the Declarations and or Covenants of Gulf Landings Association do not specify guidance regarding any subject matter, or when the Rules and Regulations of The Association do not specify, then Gulf Landings Association adopts Pasco County's Ordinances and Codified Ordinances as the guiding source.