

# Rules and Regulations - Strand Homeowners Association

## Revised 9/26/2024 – REV. 10f

*The Board of Directors has the authority and obligation to create and enforce reasonable rules and regulations consistent with the Articles of Incorporation or Amendment, Bylaws and Declaration of Covenants of both the Strand Master Property Owners Association and the Single Family Homeowners Association. The following is a partial excerpt from the Use Restrictions which the Board feels most members would be interested in as they affect our daily activities, lives and investment along with additional Rules and Regulations as determined by the Board of Directors. **Some of the Rules and Regulations have been updated as noted to reflect the new 2024 Florida Statutes issued July 1, 2024.** For more complete or comprehensive information, please consult the governing documents. Please note that some of these changes reflect the recent changes to the Strand Master Documents implemented in April 2022.*

### 1.0 Parking

- ◆ Abandoned, inoperable or oversized vehicles of any kind shall not be stored or parked on any portion of the exterior of the property. Abandoned or inoperable vehicles shall be defined as vehicles which has not been driven under their own propulsion for a period of 3 weeks or longer and left outside.
- ◆ No commercial vehicles, campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, or vans, shall be permitted to be parked or to be stored on any portion of the exterior of the property. **A commercial motor vehicle is as defined in Section 10.4 of the Declaration. A homeowner is not prohibited from parking a ~~non-commercial~~ a personal vehicle in the property owner's driveway, including a pickup truck.**
- ◆ The prohibition on parking for all vehicles shall not apply to temporary parking of commercial vehicles used for construction or the temporary parking of other vehicles for the loading or unloading of materials or personnel. Temporary parking shall be permitted between the hours of 7:00 AM and 6:00 PM, Monday through Friday, and 7:00 AM and 2:00 PM, Saturday, **accept except** as otherwise approved by the Master Association (Declarations 8.09).
- ◆ Parking of Commercial vehicles, boats and boat trailers within the owner's garage is permitted.
- ◆ Overnight parking on the street is not permitted.
- ◆ Parking on the lawns is not permitted.
- ◆ No more than two **automobiles-vehicles** may be parked in a driveway overnight without the written consent of the Board of Directors.
- ◆ Any vehicle parked in violation of these or other restrictions may be towed by the Homeowners' Association at the sole expense of the owner of such vehicle if violation is not corrected within a period of twenty-four (24) hours from the time of notice of violation.

## 2.0 Garage Doors

◆ All garage doors shall be kept closed at all times except when needed to be left open for ingress and egress to the garage.

## 3.0 Trash and Recycle Cans

- ◆ Garbage collection is Tuesday and Friday.
- ◆ Recycling collection is Tuesday.
- ◆ Trash, garbage and other waste shall be kept in clean receptacles
- ◆ Cans must be stored in a location that is screened from the public view and protected from storms, animals and other disturbances.
- ◆ Cans should be placed at the curb after 6 p.m. PM the night before pick-up and must be placed back in the screened storage area by 6 p.m. PM the day of pick-up.
- ◆ Replacement receptacles may be obtained from Collier County at (239) 252-2380

## 4.0 Nuisance

- ◆ No light, sound or odor shall be emitted from any Lot which is obnoxious or unreasonably offensive to others.
- ◆ No obnoxious or offensive activity or nuisance shall be carried on or be permitted to exist within the Property nor shall anything be done or permitted which is or may become offensive or detrimental or cause a disturbance or annoyance to Lot or its occupants.
- ◆ Please be considerate after 10:00 p.m.

## 5.0 Hedges, Fences & Walls

- ◆ No dog runs, animal pen or fences (including "invisible" or electric fences), for the containment of animals, of any kind will be permitted on any lot.
- ◆ The installation of any chain link fences is not permitted on any lot. Hedges and walls (no more than 6 ft. tall) must have prior written approval from be approved by the Strand Homeowners' Association Board of Directors and Strand Master Association and shall not block the lake, golf course, or natural preserve views of the adjacent parcels.

## 6.0 Playground Equipment

Playground equipment, including but not limited to: Jungle gyms, swing sets, slides, tree hanging swings or ropes, or other playground equipment including, but not limited to, basketball hoops and backboards are not permitted on any Lot, without the written consent of the Strand Homeowners' Association Board of Directors and Strand Master Association. All approved playground equipment, except basketball hoops as defined below, must be placed in a screened area so it is not visible from adjacent properties, community golf course or the HOA street.

Playground Equipment, as defined here, means any kind of structure or apparatus which is customarily found in a park like setting and which a person may engage in play- like activities such as climbing, swinging, hanging, crawling, jumping, stepping, whether over, across, under, through or upon for enjoyment, exercise and/or as part of relating to others of any age. Without restricting the generality thereof, playground equipment includes swings, slides, climbing apparatus, facilities expressly designed for skateboarding.

- ◆ Only Basketball hoops that are mounted on a portable base and not affixed to any permanent structure are permitted and are only permitted to be located within the owner's driveway and only with the prior written approval from the Strand Homeowners' Association Board of Directors.
- ◆ In the event of a hurricane or tropical storm, basketball hoops and all loose items must be removed from the outside.

## 7.0 Hurricane Shutters

- ◆ Hurricane shutters must be: white, beige, ivory compatible with the color of the property or clear.
- ◆ All hurricane shutter installations utilizing a contractor must be submitted to the Strand Homeowners' Association ~~form to be submitted~~ for prior written Board approval before any work can be done.
- ◆ Plywood or unfinished metal shutters can be installed a week prior to and must be removed one week after a hurricane.

## 8.0 Leasing

The Owner of a Lot shall have the right to lease such Lot subject to the following conditions:

- ◆ All leases must be in writing, for a term no less than thirty (30) days for a maximum of three (3) times per year, and no more than 1 year. All leases are subject to the Strand Homeowners' Association ~~Homeowners' Governing~~ Documents and must be submitted to the Strand Homeowners' Association Board of Directors or Management Company for prior written approval at least fifteen (15) days before the tenant(s) commence occupancy.
- ◆ Tenant shall comply with Strand Homeowners' Association Documents and Strand Master Governing Documents. Failure of tenant to comply shall be a default under the lease.
- ◆ Owner shall be liable for any violation of the Strand Homeowners' Association Documents committed by the ~~such~~ Owner's tenant.
- ◆ No Lot shall be leased, used or sold on a "timeshare basis."

- ◆ No Lot shall be leased without the prior written approval of the Strand Homeowners' Association Board of Directors.
- ◆ The Strand Homeowners' Association shall charge a fee for the review and approval or disapproval of each proposed lease at the discretion of the Board of Directors. The amount of the fee shall be up to the maximum amount by law (currently \$150) and may be charged for each proposed occupant under the lease except that a husband and wife and their minor children may only be charged a single fee. No fee may be charged for the renewal of an existing lease for the same occupants.
- ◆ Subleasing is not permitted.

## 9.0 Moving In/Out Policy

- ◆ All commercial moving trucks and/or U-Haul trucks or trailers used for the purpose of residential moving will be permitted at any time or day of the week, providing that the homeowner is present at the time of entry or has registered the movers with the gatehouse.

## 10.0 Hazardous Materials

- ◆ No Owner or his tenants, guests, or invitees, shall knowingly use, generate, manufacture, store, release, dispose of or knowingly permit to exist in, on, under or about his or her Lot any Hazardous Materials except in compliance with the Environmental Laws.

## 11.0 Signs

- ◆ No sign or advertising of any kind shall be erected on any Lot without prior written approval by the Strand Homeowners' Association and Strand Master Association. No more than 2 "For Sale" signs or Open House signs may be used to market a Parcel - one may be displayed at the end of the street, the other on the parcel. Any such sign may not be larger than 4 square feet.
- ◆ Home security and real estate signs are permitted. Real estate signs must conform to the applicable sign standards as approved by the Strand Master Property Owners Association.
- ◆ No political signs or political flags of any type shall be permitted to be erected on any parcel.

## 12.0 Flags & Flagpoles

- ◆ Flagpoles are not permitted without the prior written consent of the Strand Homeowners' Association Board of Directors
- ◆ Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA, or first responder flag, in accordance with Florida Statutes 720.304 (2).

## 13.0 Antennas and Electronic Devices

- ◆ No outside antennas, antenna masts, electronic devices or antenna towers shall be permitted except as may be specifically permitted by federal law.
- ◆ If such device is permitted by such law(s), adequate screening of same from off-site view shall be required, and the plans, location, and method of screening shall be submitted for **written** approval by the **Strand Homeowners' Association** Board of Directors and **Strand** Master Association, prior to installation.
- ◆ The **Strand Homeowners' Association** Board of Directors currently allows satellite TV dishes (less than 24" in diameter) as long as the dish is mounted to the Owner's house and has the appropriate screening approved by the **Strand Homeowners' Association** Board of Directors.

## 14.0 Pets

- ◆ Only **two (2)** common Household pets such as dogs and cats may be kept on any Parcel.

NOTE: Effective April 2022, only 2 pets are allowed per household. If you currently have more than 2 pets (e.g. dogs, cats), you are grandfathered. However, if one of those pets no longer resides at the property, you cannot replace it as the 2 pet rule will become effective. The New Strand Master Documents contain a list of prohibitive animals. Please see Section 8.5 of those documents listed on the Strand Master Web site. Please note that if you currently have any of these animals, you are grandfathered, however, you may not replace that animal if it no longer resides at the residence.

- ◆ All animals shall be leashed while outdoors and shall not be permitted to roam freely.
- ◆ Pets may not be left unattended or leashed on porches, lanais, patios, on Common Areas, outside, or in garages.
- ◆ No commercial breeding or boarding of animals of any type is permitted.
- ◆ Any Owner whose pet defecates on any Common Areas or Lot shall immediately clean up the pet's waste.

## 15.0 Landscaping, Tree Trimming and Irrigation

In accordance with our Covenants, our HOA landscape requirements and responsibilities serve to protect the uniformity, aesthetics and property values of our community. **All landscaping renovations must adhere to the overall theme of the Strand Homeowners' Association.**

Our HOA standards are intended to utilize Florida friendly landscaping, which means selecting the right trees and plants for the right place, watering efficiently, fertilizing appropriately, managing pests responsibly, mulching and recycling yard waste.

- ◆ All plantings should meet or exceed Collier County general landscape requirements. Although these requirements can be found on-line, these standards basically refer to the use of native plants, shrubs and trees. We have on our website a native plant list, published by Collier County. The Strand Community is considered Mid Zone. Qualifying native canopy trees are listed as "Trees-Large."

Every residence within our community must have at least 1 native canopy tree depending on the impervious area of your lot. Usually, an Oak is used to fulfill this requirement. However, as previously stated, all trees listed as "Trees-Large" will qualify under Collier County guidelines.

- ◆ No native canopy trees can be removed without Board approval. The failure to obtain Board approval may result in a fine or other required remediation issued by Collier County Code Enforcement.

If a residence has only 1 canopy tree and the Board permits removal, this tree must be replaced with another suitable canopy tree somewhere on the property.

- ◆ All homeowners redesigning or installing landscaping must ensure the landscaper is insured and should be properly licensed, per Collier County regulations. All landscaping must adhere to our Strand Homeowners' Association HOA's minimum landscape requirements.

100% along the pervious area of a residence, excluding lanai/pool areas, must be landscaped in compliance with our community standards.

- ◆ All exterior equipment, such as A/C units, generators and pool equipment shall be surrounded by plantings so as not to be seen from the street or by neighbors. Minimum 10 gallon hedges, 4' on center and 5' in height is the preferred method of landscape around equipment.

- ◆ Back yard property must be adequately landscaped and maintained.

- ◆ All landscaping must meet the standards for Florida #1 or better, as established by Collier County's Grades and Standards for nursery plants. The #1 designation is a rating to guarantee a buyer gets good quality from either a nursery or landscape contractor. The rating should appear on the shrubs or trees purchased. Also, the grade should be specified on the landscaper's invoice.

It is our Board's policy that residential property should include buffer shrubs, accent trees, shrubs and seasonal or annual plantings throughout the property. Although the Strand Homeowners' Association Board of Directors is hesitant to require a specific number of different plantings, it is our Board's policy that every homeowner must maintain an aesthetically pleasing landscape.

- ◆ Palms and coconuts will be trimmed once a year, in late Spring, at the homeowner's expense. This service will be provided by the HOA's Strand Homeowners' Association designated landscaper. Any additional cuttings or trimmings deemed necessary will be at the discretion of the homeowner.

Hardwood tree trimming will be performed, as needed, at the discretion of the Board and at the Board's expense.

- ◆ Rain sensors are the Board's responsibility, and will be replaced and/or relocated as determined by the Board's Strand Homeowners' Association Board of Director's landscaper.

- ◆ In regards to irrigation repairs and costs, our current landscape contract states:

- (a) All charges and costs for repair of irrigation piping, fittings or valves upstream (before) of the homeowner's electric automatic irrigation valves, and replacement of rain sensors are the responsibility of the Strand Homeowner's Association.

- (b) All charges and costs for repairs of irrigation automatic valves and associated parts, irrigation timing clocks, and associated wiring on the homeowner's property shall be the homeowner's responsibility.
- (c) All charges and costs for repairs and replacement of irrigation piping or tubing, fittings, irrigation sprinkler parts downstream (after) of the homeowner's irrigation electric automatic valves shall be the responsibility of our landscaper.
- (d) If the need for any irrigation replacement or repair is due to actions of the homeowner or by work performed by outside contractors/vendors, the homeowner will be directly responsible for all charges and costs.

◆ Any debris that is a result of a homeowner performing regular lawn maintenance duties on their property **must be placed at the curb and** will be removed during the regularly scheduled debris pickup performed weekly.

◆ **Landscaping containers, pots, garden tools, etc. used during landscaping renovation or installation of new vegetation, must not be a visible from a Strand Homeowners' Association street overnight.**

Debris from another vendor that was contracted by a homeowner will not be picked up as part of our regular debris removal. The Association will be notified, and Contractor will, upon request, provide an estimate for the removal of said debris.

Debris that is a result of a homeowner doing tree service work may result in an additional charge for debris removal if both the Association and the Contractor deem it excessive. Tree service debris removal is not covered in any part of this Agreement and smaller piles that are removed will be done so as a courtesy.

Debris that is a result of a homeowner doing landscape renovations may result in an additional charge for debris removal if both the **Strand Homeowners'** Association and the Contractor deem it excessive. Landscape renovation debris removal is not covered in any part of this Agreement and smaller piles that are removed will be done as a courtesy.

## 16.0 Outdoor Equipment

◆ Swimming pool equipment, housing and-sprinkler pumps, emergency generators and other such outdoor equipment must be adequately screened with landscape. Swimming pool equipment shall not be operated between the hours of 11 PM and 7 AM.

◆ All outdoor equipment, e.g. generators, air conditioners, pool equipment, etc, must be screened and hidden from view from the neighborhood street. **Installation of any outdoor equipment is not permitted without the prior written approval of the Strand Homeowners' Association Board of Directors.** All plans, location and method of screening for any outdoor equipment shall be submitted to the **Strand Homeowners' Association** Board of Directors for **written** approval prior to installation.

◆ Emergency generators must not be located within the designated set-back limits for the Association, e.g. minimum 5 ft. from the owner's side property line. All generator installations must be approved by the **Strand Homeowners' Association** Board of Directors before installation. No

owner equipment can be installed within the 50 ft. wide roadway ROW (approximately 25 ft. from center of roadway), which is HOA property.

- ◆ Underground storage tank of heating fuel may be connected and used for only the following equipment: swimming pool heaters, outdoor cooking equipment, indoor fireplaces, indoor cooking equipment, indoor clothes dryer, hot water tanks, and emergency generators and cannot exceed 500 gallons total. Multiple tanks are allowed, but **net total of all tankage** cannot exceed 500 gallons.
- ◆ No more than two on-site underground storage tank shall be permitted. No above ground onsite fuel tank, oil tank, or bottled gas tank shall be permitted on any lot.

## 17.0 Air Conditioners

- ◆ Wall and window air conditioning or heating units shall not be permitted.

## 18.0 On-Site Fuel Storage

- ◆ Up to twenty (20) gallons of fuel may be stored in an enclosed portion of the Property, e.g. garage, lanai, etc. for emergency purposes and operating of landscaping equipment, barbecue gas grills, portable electric generators, and similar tools or equipment.

## 19.0 Golf Carts

Golf carts use must adhere to the Rules and Regulations of the Strand Master Association and Strand Golf Club. ~~used in conjunction with golf course play and other activities shall only be operated on the golf course and designated golf cart paths within The Strand. All golf carts shall only be operated by persons with a valid motor vehicle driver's license. All privately owned golf carts must be insured by their owner.~~

## 20.0 Mailboxes and Address Markers

- ◆ Maintenance, repair and/or replacement of mailboxes are the responsibility of the homeowner.
- ◆ Existing mailboxes shall only be replaced with mailboxes of a substantially similar mailbox of like kind, size and color approved by the **Strand Homeowners' Association** Board of Directors.
- ◆ Mailboxes must be maintained according to the standards established by the Board of Directors. The Association is responsible every 4 years to repaint, install new flags and make minor repairs, as needed. If any work is required within the 4 year period, the cost will be at the homeowner's expense.

## 21.0 Maintenance

The individual Lot owners shall have the maintenance, repair and replacement responsibility of the following:



- ◆ The home, structure and all structural components, including: lanai, courtyard walks, entry doors, garage doors, roof components, windows, sliding glass doors, screens, screen doors, driveways and frameworks serving their home.
- ◆ The roofs, driveways and exterior of the structure shall be cleaned on a regular basis to remove and discourage mold growth.

## 22.0 Alterations/Modifications/Improvements:

- ◆ No building, enclosure or other structure shall be erected and no existing building shall be altered without prior written approval of the Strand Homeowners' Association Board of Directors and the Strand Master Association.
- ◆ No grading, excavation, major landscaping or other site work shall occur without prior written approval of the Strand Homeowners' Association Board of Directors and the Strand Master Association.
- ◆ No painting of the exterior of any residence shall occur without prior written approval of the Strand Homeowners' Association Board of Directors and the Strand Master Association.
- ◆ Colors for any residence roofing material or building/structure trim and walls shall be the same color and tone as existing residences and roofs in the community.
- ◆ No metal roofing material is allowed.
- ◆ Alterations and modifications to any residence must be consistent with the original design of the residence, Strand Homeowners' Association Single Family HOA Documents, Strand Master Association Documents, Strand PUD and all design standards and guidelines established by the Strand Homeowners' Association Single Family HOA and the Strand Master Association.
- ◆ An Architectural Review request form (ARB) shall be completed and submitted to the Strand Homeowners' Association Board of Directors along with all documents detailing the proposed changes to the property. The Strand Homeowners' Association Board of Directors shall have thirty days after receipt of all required information to approve or disapprove an ARB request. No work shall begin until an ARB form has been approved by the Strand Homeowners' Association Board of Directors Single Family HOA and the Strand Master Association.
- ◆ All permits required by State and County authorities shall be the responsibility of the homeowner. Copies of all approved permits shall be given to the Strand Homeowners' Association Board of Directors along with the ARB request form.

## 23.0 Holiday Decorations

- ◆ Holiday season decorations are not permitted to be displayed until November 1st and must be removed by February 1st.
- ◆ Christmas lights on trees can be left up all year long, but cannot be turned on from
- ◆ February 1st to October 31st. Homeowners are responsible for any damage to their lights from tree trimming.

## 24.0 Service Vehicles and Deliveries

- ◆ Construction contractors, grounds maintenance personnel or other hired workers or construction material deliveries shall be allowed entry/exit to the Strand only between the hours of 7:30 AM and 5 PM Monday through Friday and 7:30 AM to 2 PM Saturday except as otherwise approved by the Master Association or except for emergencies.
- ◆ All contractors, grounds maintenance personnel or other hired workers must exit the Strand by 6:00 PM Monday through Friday and 2 PM on Saturday. Deliveries from food establishments, UPS and FedEx to residential units are permitted any day of the week and at any time.

## 25.0 Variances

- ◆ The Strand Homeowners' Association Board of Directors may authorize variances from compliance with any of the architectural provisions of these Rules and Regulations when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental which must be approved by the Strand Homeowners' Association Board of Directors.
- ◆ The granting of such a variance shall not operate to waive any of the terms and provisions of the Strand Homeowners' Association Declaration of Covenants and the Rules and Regulations for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot.

## 26.0 Speed Limit:

- ◆ The speed limit for all vehicles on all The Strand Homeowners' Single Family Association streets is 20 MPH. A violation of the speed limit is a violation of the Strand Homeowners' Association Rules and Regulations and may be enforced as such per Article XII of the Bylaws.

## 27.0 Contractors:

◆ All contractors doing work within the Association on a property owner's lot must be insured and should must be licensed and insured per Collier County regulations. See our web site for an example of the Collier County guidelines and computer links to Collier County contractor information.

To Check if a contractor is licensed go to:

<https://www.colliercountyfl.gov/government/growth-management/divisions/operations-regulatory-management/contractor-licensing>

Requirements for various contractors:

<https://www.contractorcampus.com/collier-county-fl/license-classifications-and-requirements.html>

## 28.0 Residential use of dumpsters:

Residential use of dumpsters is permitted for construction work performed in or around an owner's property. However, certain rules must be followed to ensure minimal disruption to the neighborhood and to maintain community aesthetics.

If a dumpster will be used by a resident, the Strand Homeowners' Association Board of Directors requires notification to our property manager as to the expected start and completion date of such usage. Notification allows our manager to monitor compliance with the standards outlined below. Our property manager will acknowledge receipt of such notification.

Standards:

- ◆ Placement of the dumpster is permitted on the owner's driveway, in a location that is as discreet as possible. Dumpsters are not permitted on HOA common areas or on the owner's lawn.
- ◆ Areas around the dumpster should remain clean and free of debris.
- ◆ Dumpsters must not be over-filled and must immediately be removed when construction work is complete.
- ◆ If there is a delay or a pause in construction work greater than two weeks, the dumpster must be removed and returned only when the project has resumed.
- ◆ Any construction spillage or damage within common areas caused by dumpster usage are the responsibility of the contractor and/or owner.

## 29.0 Backyard.

Vegetable gardens and clotheslines are not prohibited in backyards as long as they are not visible from the parcel's frontage, an adjacent parcel, adjacent common areas and the community golf course.

These Rules and Regulations are for the benefit of all owners. The Strand Homeowners' Association Board of Directors thanks all residents for their cooperation.