

# **Rules and Regulations - Strand Homeowners Association**

## **Revised 7/31/2019 - REV 4.1**

*The Board of Directors has the power 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. For more complete or comprehensive information, please consult the governing documents.*

### **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.
- ◆ 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. 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 is between the hours of 7 AM and 6 PM Monday through Friday and 7 AM and 2 PM Saturday, except for emergency situations.
- ◆ 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 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**

- ◆ 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. the night before pick-up and must be placed back in the screened storage area by 9 p.m. the day of pick-up.
- ◆ Replacement receptacles may be obtained from Waste Management 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 Fences & Walls**

- ◆ No dog runs, animal pen or fences (including invisible fences), for the containment of animals, of any kind will be permitted on any lot.
- ◆ The installation of any chain link fences and walls must be approved by the Board of Directors and shall not block the lake, golf course, or natural preserve views of the adjacent parcels.

## **6.0 Playground Equipment**

- ◆ Jungle gyms, swing sets, 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 Board of Directors.
- ◆ In the event of a hurricane, basketball hoops and all loose items must be removed from the outside.

## **7.0 Hurricane Shutters**

- ◆ Hurricane shutters must be compatible with the color of the property or be clear.
- ◆ 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, three (3) times per year, subject to the Homeowners' Documents and submitted to the Board of Directors or Management Company for approval at least fifteen (15) days before the tenant(s) commence occupancy.
- ◆ Tenant shall comply with Homeowners' Documents. Failure of tenant to comply shall be a default under the lease.
- ◆ Owner shall be liable for any violation of the Homeowners' Documents committed by 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 Board of Directors.
- ◆ The 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 \$100) 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 unless the same has been approved by the Homeowners' Association.
- ◆ 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 more than three (3) political signs, no larger than 2' x 2' are permitted to be installed two months prior to a public governmental election and must be removed immediately thereafter.

## **12.0 Flags & Flagpoles**

- ◆ Flagpoles are not permitted without the prior written consent of the Board of Directors
- ◆ Homeowners may only display the official flag of the State of Florida and the United States flag. On Memorial Day, Flag Day, Independence Day, Veterans Day and Armed Forces Day you may display official flags of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

## **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 approval by the Board of Directors, prior to installation.
- ◆ The 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 Board of Directors.

## **14.0 Pets**

- ◆ Only common Household pets such as dogs, cats and birds may be kept on any Parcel.
- ◆ All animals shall be leashed while outdoors, and contained within the Owner's residence 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.
- ◆ 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**

- ◆ Major landscaping changes (30% or greater) must be approved by the Board of Directors via the ARB process.
- ◆ Normal routine tree trimming of palms by landscaping company is up to 12 feet. Anything beyond that is a homeowner's expense.
- ◆ Palms are trimmed annually throughout the association as a homeowner's expense. All coconuts from palms must be removed by the homeowner or whenever is necessary and before June 1 at the homeowner's expense. If not removed, the HOA will remove the coconuts from the palms at the homeowner's expense.
- ◆ Hardwood trimming is an Association budgeted expense and is done every other year.
- ◆ Rain sensors are the responsibility of the Association. Repair, replacement and relocation are determined by landscaper.
- ◆ Under-ground irrigation repairs, i.e. repairing or replacing irrigation valves, fittings, etc. and irrigation timing clocks on the homeowner's property, the homeowner is responsibility for the material costs only. All above-ground irrigation repair / replacement costs, e.g. sprinkler head replacement, couplings, filters, etc. are the responsibility of the landscaper.
- ◆ Any vegetation or tree trimming material from work done by a landscaper other than the HOA landscaper will not be removed by the HOA landscaper. The non HOA landscaper performing this work is responsible for the removal and disposal of this debris at the homeowner's expense. Trimming debris removed and collected solely by the homeowner and deposited at the street curb will be picked up and disposed by the HOA landscaper at no cost to the homeowner.
- ◆ Any homeowner's tree, palm or other vegetation that contacts a disease that is not treatable e.g. Ganoderma in palms, as determined by the HOA landscaper, must be completely removed including the root ball by the homeowner at the homeowner's expense. The timeframe for the removal will be determined by the Board of Directors. If the infected vegetation is not removed as directed by the Board of Directors, the HOA will removed the vegetation at the homeowner's expense.
- ◆ The removal of any hardwood trees from any homeowner lot must be first reviewed and approved by the Board of Directors. Prior to removal of hardwood or palm trees, please consult with the property manager for the applicable Collier County ordinance governing removal of trees. County permits are not normally required for hardwood tree removal however code requirements for tree removal will prevail. County code requirements can be found on the Collier County website.

## **16.0 Outdoor Equipment**

- ◆ Twenty (20) pound propane bottled gas tanks, swimming pool equipment, housing and sprinkler pumps, emergency generators and other such outdoor equipment must be adequately screened with landscape.
- ◆ The plans, location and method of screening for any outdoor equipment shall be submitted to the Board of Directors for 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 owners side property line. All generator installations must approved by the 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 250 gallons.
- ◆ No more than one 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 on each Parcel for emergency purposes and operating of landscaping equipment, barbecue gas grills, portable electric generators, and similar tools or equipment.

## **19.0 Golf Carts**

- ◆ Golf cart use requires a valid driver's license and must not be operated outside the perimeter boundary of the Strand.
- ◆ All privately owned golf carts must be insured by their registered owner and may only be used as a means of travel within the Strand Residential Property to the extent covered by that insurance policy.

## **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 Board of Directors.
- ◆ Mailboxes must be maintained according to the standards established by the Board of Directors. The Association is responsible to paint the mailboxes every 4 years. If painting 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, structure, enclosure or other improvement shall be erected or existing exteriors of buildings, structures or enclosures be altered, nor shall any grading, excavation, or other site work, or major landscaping, exterior painting of homes or other structures, or any other exterior work on any structure or lot shall occur unless and until the plans, specifications and location of same shall have been submitted to, and approved by, the Board of Directors.
- ◆ All replacements, repairs and other alternations and modifications to any residence must be consistent with the original design of the residence, the HOA and the Master Association Documents, the Strand PUD and any design standards and guidelines established by either the Strand Master Association or the Homeowners Association. For more details, refer to Section 4.1 of the Strand HOA Documents and Article IV , Section 4.01(b) of the Strand Master Association documents.
- ◆ A completed ARB form (located on the Association web site) detailing the proposed alteration, repair, modification or improvement shall be completed and submitted to the The Board of Directors along with all necessary plans and information. The HOA Board of Directors shall have thirty (30) days after delivery of all required information, plans and materials to approve or deny any such proposed work. If approved by the HOA Board of Directors, the ARB documents including plans and other information will be sent to the Strand Master Association Board of Directors for review. NO WORK can commence until the proposed replacement, repair, alteration or modification is approved by both the HOA Board of Directors AND the Strand Master Association.
- ◆ Obtaining any county or state permits required for the proposed residence work, i.e. alteration, repair, modification or improvement, or for the installation or repair or modification of any fence or wall shall be the sole responsibility of the owner. Copies of all approved permits must be sent to the Board of Directors before any work can commence.

## **23.0 Holiday Decorations**

- ◆ Holiday season decorations are not permitted to be displayed until November 1<sup>st</sup> and must be removed by February 1<sup>st</sup>.
- ◆ Christmas lights on trees can be left up all year long, but cannot be turned on from
- ◆ February 1<sup>st</sup> to October 31<sup>st</sup>. 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 Saturday; except for emergencies.
- ◆ All contractors, grounds maintenance personnel or other hired workers must exit the Strand by 6:00 PM.
- ◆ 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 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 Board of Directors.
- ◆ The granting of such a variance shall not operate to waive any of the terms and provisions of the 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 Association streets is 25 MPH. A violation of the speed limit is a violation of the Homeowners Association Rules and Regulations and may be enforced as such per Article VII of the Bylaws.

**These Rules and Regulations are for the benefit of all owners. The Board of Directors thanks all residents for their cooperation.**