

Rules and Regulations for Owners and Renters
Revision Oct 2025

Pelican Landing Condominium Association of Charlotte County, Inc.
Sunstate Association Management Group, Inc. 941-870-4920

Owning a condominium is quite different from owning a single-family home. These rules and regulations help explain our Condo Documents and Bylaws to make condo living more enjoyable for everyone. Owners are responsible for their tenants, including financial responsibility for any damage to common element property of the association incurred as the result of their tenants' actions.

1. Common Elements

- Smoking or use of tobacco products of any kind (cigars, cigarettes, vapes, snuff, etc.) is prohibited in the clubhouse and on all paver decks, including the pool area.
- Nothing is allowed to be stored on the common elements without the permission of the Board of Directors.
- Common elements include walkways, stairways, under the buildings, clubhouse, pool area, trash room, elevator rooms, and electrical rooms.
- The management company (see bulletin boards) reserves the right to remove any items that are in poor condition from common areas, including the chair storage areas under Buildings B and E.
- These storage areas are only for the use of on-site residents only.
- The placing of laundry/towels upon the common areas, including railings and lawns is prohibited and will be removed.
- All trash and recyclable items are to be placed in the trash rooms under each building. Trash must be placed in tied bags. Recyclable cardboard/boxes must be broken down. Recyclable items are to be placed individually in bins and not in bags (etc.cans). Plastic Bags should be placed in trash.
- NO FISH CLEANING entrails are to be put in the trash.
- Rules for the use of bins are posted in each trash room.
- Repairs to common elements are to be directed to the management company using the work order forms found in the clubhouse or Pelican Landing website (www.mypelicanlandingcoa.com)
- Questions and concerns may also be directed to the management company through e-mail, the portal, or by phone.

2. Pets

- A unit owner may have only one dog on premises. It must be their own dog and must be kept on a leash when outside the unit.
- A dog may not exceed 30 pounds.
- Owners are not allowed to have guest pets.
- Renters and visitors are not allowed to have pets on Pelican Landing property.
- Service animals ONLY may be approved by the Board of Directors on a case-by-case basis. Service animals are defined by the Americans with Disability Act. Comfort animals are Not considered Service animals.

3. Guests

- Owners are responsible for the behavior and actions of their guests.
- No more than six persons shall live in a unit.
- Tenants occupying a unit assume the owner's responsibilities.

4. Parking

- All vehicles on premises must have a valid and visible Pelican Landing parking permit.
- Owners shall have current Pelican Landing parking stickers. (Valid parking stickers were re-issued starting in 2022. Old parking stickers are NOT considered valid parking stickers)
- Tenants' vehicles must display a temporary parking permit documenting dates of stay for no fewer than 30 consecutive days and no longer than one year.
- These parking permits are available after the Rental/Lease/Occupation Application is approved by the Board.
- Overnight guests must display a Guest pass with the Unit number of the host who assumes responsibility for the guests.
- Day visitors, vendors, and workers will have the name of the tenant/owner whom they are visiting, or the number of the unit displayed on the dashboard on any paper.
- Under building parking is unassigned and on a first-come basis.
- Under building parking is for the use of owners and tenants ONLY. Guest parking is in the marked "VISITOR PARKING"
- Owners may have up to two (2) vehicles on premises and both vehicles require valid Pelican Landing parking identification permanently affixed to the vehicle.
- Failure to have a valid Pelican Parking identification for any vehicle on premises can result in the vehicle being subject to towing at the VEHICLE OWNER'S EXPENSE.

5. Boats and Kayaks - The Association boat committee manages all boat slips.

- For rules on boat slips, trailer storage, and the dock, contact the boat committee (see bulletin board in clubhouse).
- For rules on storage and use of kayaks, see bulletin board in clubhouse.
- Assigned boat trailer parking is ONLY for the use of boats that occupy a boat slip.

6. Social Committee and Clubhouse Usage — The Clubhouse is for the use of the Association and its residents. The Board has designated the Social Committee to facilitate the various social functions and coordinate the equipment and supplies needed.

- Residents may reserve use of the clubhouse for events and pay the required fee.
- For additional information, check the clubhouse bulletin board.

7. Structural Changes

- Any structural changes require the written approval of the Board of Directors. Owners must submit requests via the ARC submission process, found on the Association website.
- No increase in the capacity per circuit breaker in a unit's electrical panel is permitted.
- Tankless water heaters are prohibited as of May 2004.
- No alterations, additions to, or repainting of any common element shall be permitted without Board approval.
- No projecting objects shall be attached or installed on the common elements, with the exception of approved storm/hurricane shutters installed at the owner's option with the Board's approval.
- Shutter installation and maintenance are the owner's responsibility.
- Installation of new flooring on the 2nd level units require soundproofing as of 2022.

8. Grills

- Common grills are provided for the use of residents. No other grills may be used or stored on property. Grills must be used at the site provided.
- Propane is provided by the Association. Notify the maintenance staff if a refill is needed. No personal fuel of any kind is allowed on property.
- Please be courteous and clean the grill after your use for the next person.

9. Elevators — Elevator use is strictly for the transportation of persons and their personal effects.

- Any damage to an elevator (floor, walls, etc). by an owner, contractor or renter actions' is the sole responsibility of the unit owner, and that unit owner will be assessed the damage cost for repair.

10. Entertainment — The playing of electronic devices shall be at a volume that will not interfere with or disturb other residents. Please use common courtesy when running an appliance within your unit so as not to disturb others at odd hours.

11. Recreational Facilities

- At all facilities, including pool, clubhouse, dock and decks, and tennis court, children under twelve must be supervised by an adult.
- Pool / spa rules (see complete list of rules posted at pool / spa).

Pool and Spa Rules Highlights:

1. **NO LIFEGUARD ON DUTY.**
 - a. **Call 911 for emergency assistance.**
 - b. Use at your own risk.
 - c. If you have health conditions consult your doctor.
2. Children under 16 must be accompanied by an adult.
3. No-one under 12 in spa.
4. No pets allowed in pool area.
5. No food, snacks, or glass containers allowed in pool area.
6. No throwing objects in and around pool area, docks, or decks.
7. No running, jumping, or pushing on pool deck or diving in pool.
8. Children in diapers are required to wear waterproof diapers.
9. Association chairs cannot be reserved at pool.
10. Personal chairs must be removed when leaving pool area.
11. Pool hours are dawn to dusk, weather permitting.
12. No night swimming.
13. Pool gates **MUST** be locked at all times.
 - a. Pool Gates must not be propped open.
 - b. **LOCKED POOL/SPA GATES ARE REQUIRED BY LAW.**

12. Miscellaneous

- Any lease of a condominium unit shall not be for less than 30 consecutive days or for more than one year.
- All rental/Lease contracts must be registered with the Management Company and approved by the Board of Directors.
- Renters acknowledge Pelican Landing's rules and agree to abide by them by signing their rental contract.
- Personal advertising is not allowed on any of the building bulletin boards.
- One clubhouse bulletin board and the Association website (pelicanlanding.info) are approved for ads.

13. Good Conduct Policy: Owners and Tenants are fully responsible for the actions and behavior of their guests. At Pelican Landing, we treat each other with dignity and respect, and we expect the same from tenants and their guests. Aggressive language, threats, gestures, or any attempt to act in a manner that inflates a situation due to the direction given by an owner or other appointed PL representative can be reason to have them removed from the property by legal authorities. We will not tolerate improper behavior, words, gestures or any other means of conflict at Pelican Landing.

14. Violations — Violations are subject to Board policy, including warning, and/or fines, removal of property and use of facilities, and /or fines.