



Pelican Reef HOA
3942 A1A South
St. Augustine, FL 32080

Pelican Reef Rules & Regulations

1. **Speed Limits:** The legal speed limit in Pelican Reef is 15 miles per hour. Any resident or family member failing to observe the posted limits shall be subject to fines issued by the Association. Those fines, left unpaid, may become part of a lien against the offender's property.
2. **Guests:** Pelican Reef is a private community and the roads and facilities of Pelican Reef are private property. Members are responsible for the behavior of and adherence to Association rules by their guests and service providers. Due to security concerns, there should be no "open invitations" to access the community given to non-community members. Owners are advised to be cautious about providing gate codes to non-members. Guests must be accompanied by an adult PRHOA member when walking or touring the community. The guest's host shall at all times be responsible for the guest's conduct while in the subdivision.
3. **Architectural Review Board (ARB):** Any changes to landscaping design, exterior additions or changes to property, structure, fencing or decks must be submitted to the ARB prior to beginning the work and is subject to ARB approval. ARB meetings are held monthly and submissions must be in one week prior to the meeting to allow for review.
4. **Artificial Fixtures:** Artificial grass, bamboo privacy screens, sculptures, and artificial plants and similar fixtures are not permitted in the development without prior ARB approval.
5. **Structures or Vehicles:** No structure of a permanent or temporary nature is permitted on any property including, but not limited to:
 - a. Trailers
 - b. House Trailer
 - c. Mobile Homes
 - d. Campers
 - e. Out Building
 - f. Shed
 - g. Garage
 - h. Barn
 - i. Green House
 - j. Or other similar structure or vehicle
6. **Property Aesthetics:** Members must maintain their properties, the upkeep and repairs of that property and the general exterior condition of the property such that there are no detrimental effects to the aesthetic appearance of the property or subdivision. All lawns, swales and grounds must be maintained, mowed weekly and may never be unkempt or unsightly. Lawns must be edged to ensure there is no grass or weed encroachment on any community street or paved surface.

- 7. Building Exteriors:** The exterior of all buildings and improvements shall be maintained and repaired as necessary to ensure a neat and clean appearance (free of dirt, mold, staining, or in need of repairs.) This includes, but is not limited to painting, pressure washing, roofs, gutters, downspouts, screens, windows, siding, trim, driveways, pavers, exterior building surfaces, trees, shrubs, grass, mailboxes and posts, and other architectural highlights
- 8. Swales and Culverts:** Swales and culverts must be maintained in operational condition to allow water to drain and to avoid excessive ponding. Culverts must be kept free of debris. (Note: Water should drain and/or percolate from swales within 72 hours after rain ends. The swales are the only drainage system in Pelican Reef and must be kept operational. Alteration or improvement of swales, roads, easements or alleys must have prior ARB approval.
- 9. Undeveloped Lots:** Undeveloped lots must be mowed and cleared of debris, trash, downed trees and limbs. Mowing must be as prescribed by PRHOA (currently four times per year at intervals designated by PRHOA – on or about April 1st, June 1st, August 15th and November 15th.)
- 10. Storage:** No materials of any kind (landscape, construction, repair, irrigation, tools or implements) may be stored where they may be seen from any street or neighbors parcel in the subdivision.
- 11. Trash /Recycle:** Trash and recycle containers must be covered and must not be visible from any street or neighbor’s yard. They may be placed on the street the evening before collection day after 5PM and must be recovered by 6PM on the day of collection.
- 12. Non-Street Legal – Non-Registered Vehicles:** Non-registered vehicles or vehicles that are not street legal may not be operated within the confines of Pelican Reef property. None may be operated on subdivision streets or undeveloped lots. Under age drivers are never permitted to operate a motor vehicle in the subdivision. No vehicles that are inoperable may be stored on any lot or residence in the subdivision unless within an enclosed garage. Exception: Golf cars are permitted on subdivision streets. Drivers must be licensed drivers or under the direct supervision of a licensed driver. Golf cars must adhere to all traffic signs and speed limits.
- 13. Traffic Enforcement:** Rules related to motor vehicles, traffic enforcement and other issues may be enforced by HOA Security Personnel contracted by the PRHOA or the representatives of the management company. All members are required to comply with security officer requests (traffic stops, safety issues, etc.) Failure to comply with HOA Security enforcement may result in a fine for non-compliance.

13.01 Florida Vehicle Code: The Florida Vehicle Code, Title XXIII of the Florida Statutes (Chapters 316-324) as may be subsequently amended, must be observed by the operator of any vehicle within Pelican Reef. Those provisions apply unless displaced by a particular provision of these rules and regulations. Any vehicle requiring a state license to travel on Florida streets and highways must bear a valid state license when in the Pelican Reef community.

13.02 Right of Way: Pedestrians shall have the right-of-way at all times on all roads in Pelican Reef.

13.03 Mufflers: All motorized vehicles operated in Pelican Reef shall be equipped with adequate and constant muffler systems so as to prevent any excessive and/or unusual noise.

13.04 Accidents: All persons operating motor vehicles who are involved in an accident that results in personal injury or property damage shall report or cause to be reported this information to Pelican Reef through its management company.

13.05 Unattended Vehicles: Motorized vehicles left unattended on Pelican Reef property for more than 3 days and/or motorized vehicles that may constitute a road hazard, may be removed with the cost assessed to the owner.

13.06 Licenses: Every person operating a licensed vehicle within Pelican Reef must possess a valid operator's permit as set forth in the Florida Vehicle Code.

13.07 Traffic Control Devices: All persons in Pelican Reef shall obey the instructions of any applicable traffic control device placed by Pelican Reef Homeowners Association.

13.08 Reckless Driving: No vehicle may be operated on any Pelican Reef roadway at a speed which is greater than is reasonable and proper with regard to traffic conditions or would endanger life or property. Although vehicle speed may not exceed the posted limit, this does not relieve the driver of the responsibility for reducing speed at intersections, pedestrian crossings, or where special hazards exist to avoid collision.

13.10 Overnight Parking: No automobile, truck, boat, boat and trailer, recreation vehicle, mobile home, camper, motorcycle, or other similar vehicle shall be parked on any street, property or undeveloped lot overnight or for a continuous period of more than ten hours. Vehicles that violate this CC&R requirement are subject to towing without notice.

13.11 Right of Way Emergency Vehicles: All motor vehicle operators shall yield the right-of-way to emergency vehicles displaying a red or blue oscillating light and/or sounding audible alert either by horn or siren. All vehicles approached on the road by an emergency vehicle, having a light and/or audible alert, shall immediately pull to the right of the roadway and slow to a stop. The vehicle may then proceed with caution if not detained or if the emergency unit has passed.

14. Sport/Play Equipment: All basketball, backboards, tennis courts, play structures and equipment must have prior approval of the ARB and shall be located at the rear of the dwelling and not visible from any main street or adjacent property.

15. Pets: No more than 4 domestic pets per household. Pets must be leashed while on common areas. Pet waste must be picked up immediately and disposed of properly. Livestock, exotic animals and poultry are expressly prohibited from being kept as pets in the development.

16. Use of Home or Lot for Business Purposes: Business activity at a home or on a lot but not limited to: a rooming or boarding house, gift shop, antique shop, landscape business, professional office, beauty shop or any trade of any kind whatsoever is prohibited. Home offices are permitted that do not generate burdensome traffic into the community.

17. Garage Doors: Garage doors must be closed except when entering or exiting said garage or while a resident is working in their garage or around their home. It is not the intention of the PRHOA from preventing a resident from accessing their garage while they are working in and around it, rather to prevent a garage door to remain open for extended periods of time for no apparent reason.

18. Garage Conversion: No garage on any lot shall be enclosed or converted for use as part of the living area of a dwelling unit, or used for any purpose other than that for which it was originally constructed. ARC approved invisible garage door screens are permitted.

19. Nuisances: Quiet hours are between 10PM and 7AM and a Homeowner, Resident or Guest shall not make or permit any noises that will disturb or annoy the occupants of any other Homes or permit anything to be done which will interfere with the rights, comfort or convenience of other Homeowners. No noxious, unlawful, or offensive activity shall be carried on any lot or residence that causes annoyance or a nuisance to the neighborhood. A resident shall not cause or permit the blowing of any horn except in an emergency nor allow excessive radio, muffler, or motor noise from any vehicle of which the resident is or shall be an occupant.

20. Flags / Signs:

- (a) 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, or Coast Guard, or a POW-MIA flag.
- (b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's property if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.
- (c) All other flags and signs, including political signs of any nature, are prohibited.

The PRHOA (Board of Directors or ARB) has the authority to rectify any violation of in the subdivision at their sole discretion and the owner shall be responsible for all expenses incurred by the Association in rectifying the violation.

Please refer to the Pelican Reef Covenants and Restrictions for other rules and regulations required to be followed by membership. Any questions or issues with the Covenants or Restrictions must be addressed to the Board of Directors or its agents.

Disputes with Association or its Management's decisions shall be submitted to the Board of Directors of the Association and the written decision of the Board shall be entered into the Association records.

**Pelican Reef Homeowner's Association
Covenants and Restrictions
Section 3.4**

“... the Association shall have and is hereby granted full power and authority to enforce all the provision of these Covenants, to levy and collect assessment in accordance herewith, and to adopt, promulgate, and to enforce such rules and regulations governing the use and enjoyment of the Common Areas and the administration of the aforesaid Covenants and Restrictions as the Board of Directors of the Association may from time to time deem appropriate and in the best interests of the association.”