

# Las Villas at Mainlands

The Mainlands of Tamarac by the Gulf Unit Seven  
4114 89<sup>th</sup> Street North  
Pinellas Park, Florida 33782

## Rules and Regulations

Adopted by the Board of Directors on *March 21, 2025.*

The Rules apply to the person or persons in possession of a unit, including the unit owner or their family, lessee, invitee, licensee, agent, servant, or guest. A copy of the current Rules and Regulations is available on our website – [mainlands7condos.com](http://mainlands7condos.com)

### **I. Rules and Regulations Relating to Unit Exterior Modifications**

An Exterior Modification request with the name of contractor and license number must be submitted to the Board of Directors of Unit 7 for approval before installation. A sample or picture must accompany the request.

#### **All Outside Doors – Requires Exterior Alteration Request Form**

- Front Door: only brown wood doors (stained or painted) are allowed. (Front doors are the responsibility of the association.)
- As of April 2023, homeowners may install a 6 panel Front door with or without a side light. Style must be like existing front door and must be approved by the Board of Directors.
- Back Door: Only brown doors are allowed. Note: Back doors installed prior to November 18, 2016, are exempt from this requirement until the door needs to be replaced or painted. Approved brown color – Behr Ultra Exterior Semi-Gloss Havana Coffee N210-7 Base 5853 or exact match.
- Storm Doors: Must be brown (bronze) in color.

#### **Awnings and Patio Umbrellas - Requires Exterior Alteration Request Form**

- Must be canvas-like appearance and the same color blue as is used throughout the property. Vinyl awnings BTF19 Pacific Blue Color 879713 are acceptable.
- Patio awnings shall extend no further than six (6) inches beyond the outer edge of the patio wall.
- Must be kept clean (free of dirt and/or stains) and in good repair.
- Paint color specs for awnings – Porter Paints 514/1 Rave Regatta 250-7 D-40 E-10y28 W-2y4.

#### **Back Garden Area - Requires Exterior Alteration Request Form**

- Back garden area **only**, to allow pavers 36” out from the backwall of unit.
- Pavers must match existing driveway pavers and must be installed in a stabilized fashion.
- Items allowed on pavers are one bench, or 2 chairs and up to 2-24” matching flowerpots with plantings limited to 36” in height.
- **One grill or smoker**

### **Cameras – Requires Exterior Alteration Request Form**

- Mounted on an exterior wall are permitted and must be installed using marine grade stainless steel screws (18-8 minimum) and silicone caulk.
- Must be white or black in color.
- Motion sensor lights on the camera are allowed.
- Note: Some companies advertise their cameras as a spotlight or floodlight camera but for our purpose does not meet the definition of a spotlight or a floodlight and will be allowed. **Board approval is required before any work is done.**

### **Front and Back Light Fixtures – Requires Exterior Alteration Request Form**

- **Front: Light fixtures mounted on an exterior wall are permitted and must be installed using marine grade stainless steel screws (18-8 minimum) and silicone caulk. Must be approved by Board before installing.**
- Must be brown (bronze) or black in color.
- **A maximum lighting which is equal to 60 incandescent wattage or 8-10 LED bulb wattage per fixture is allowed.**
- Spotlights are not permitted.
- Motion sensor lamps are allowed.

### **Garage Door Replacement – Requires Exterior Alteration Request Form**

- Doors to be Clopay – 1000 (or equal) wood grain, raised panels – color to be manufactured brown to match existing door.
- Optional: Garage door may have windows on the top tier of panels.
- **Doors must be cleaned and painted by owner if newer than the old wood doors color Havana Coffee**

### **Garage Door Screens – Requires Exterior Alteration Request Form**

- Must be Phantom Executive Motorized Screen or comparable.
- Track for screen must be installed on side walls immediately adjacent to garage door flange. Garage screen must be of the type that does not require a track for the bottom of the screen. Tracks for the screen are not allowed on floor area.
- Housing for screen is to be Rideau Brown in color or comparable to match garage door. The housing is to be no larger than 5 ½ inches by 5 ½ inches and mounted using marine grade stainless steel 8-18 minimum screws and silicone caulk on the ceiling directly in front of the garage door.
- Screen color is to be Rideau Brown or comparable to match garage door.
- Must be installed by an authorized Phantom Screens dealer or comparable brand authorized dealer.

### **House Flags - Requires Exterior Alteration Request Form**

- May fly one flag.
- May mount a single pole with bracket affixed to the building on the garage wall next to the garage door.
- As of July 1<sup>st</sup>, 2023, according to State Statute 718.113, Unit 7 may only fly 1 of the following Flags not larger than 4 ½ feet by 6 feet: United States Flag, State of Florida Flag, U.S. Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard Flags, POW-MIA Flag or First Responder Flag.

### **Hurricane Shutters – Requires Exterior Alteration Request Form**

- Hurricane protection devices allowed in Unit 7 are:
  1. Galvanized steel, aluminum or Lexan composite hurricane/store panels using only a window edge track or wall pin system (white) that are professionally installed by a licensed contractor. Temporary storm panels must be removed from the unit within 48 hours after the passing of the storm. They shall not be used for any other purpose and can only be put up within 48 hours of the expected landfall of a hurricane or official warning.
  2. Accordion type hurricane shutters that are white in color.
  3. Roll-up type (Roladen or Roll-a-way, etc.) shutters that are professionally installed and white in color. Only roll-up type of shutters can be used for security and are allowed to be used as needed.
- Must be installed using marine grade stainless steel 8-18 minimum screws and silicone caulk.
- The use of any type of wood or plywood materials to cover windows/doors is strictly prohibited.
- Hurricane shutters installed on the back door cannot impede maintenance to the concrete pad/stoop and must be properly installed using marine grade stainless steel screws (18-8 minimum) and silicone caulk.
- Shutters must be kept clean, painted and in good condition.

### **Outside Air Conditioning Units – Requires Exterior Alteration Request Form**

- Outside piping must be covered to blend into the surface of the building.
- Any damage to the building or grounds caused by installation or a malfunction will be the homeowner's responsibility.
- **Air Conditioner must be secured to a concrete base. No other base is acceptable.**

### **Patios - Requires Exterior Alteration Request Form**

- Front patios cannot be fully or partially enclosed in any manner.
- Only brown or black colored gates are permitted at patio entryways and must match the color of the front entrance storm door if the unit has one.
- Gates must be installed using marine grade stainless steel screws (8-18 minimum) and silicone caulk.
- Patios are Association Common Property. They are limited common property for the exclusive use of the unit owner. All personal items on the patio wall or walkway area must be matching or coordinated to present a common theme that is both attractive and complementary to property landscaping. Mis-matched (odds and ends) pots, plants or any other items are not allowed on the patio wall or walkway area that can be observed from the street.

### **Rain Gutters – Requires Exterior Alteration Request Form**

- Must be custom formed box type white .032" aluminum gutter or K Style .032" aluminum gutter that meet all Association specifications and approved by the Board of Directors prior to installation. Complete Association specifications for the installation of custom gutters are available on the back side of Alteration Request Form, on our website [mainlands7condos.com](http://mainlands7condos.com) or from any Board member.
- Four inch (4") standard white gutters may be attached to awnings.
- Owner and Contractor must sign the Alteration Request Form.

- The owner will be liable to the Association for any additional maintenance or damage expenses resulting from the installation of the custom gutters.

**Water Softener Installation – Requires Exterior Alteration Request Form**

- Must discharge into a drain and cannot be discharged onto the lawn or garden area or into the street. Water softeners that do not use salt or potassium or other chemicals are exempt.
- Must be installed in a manner that will limit visibility from the street (i.e. behind a hedge or other planting).
- Non-working water softeners must be removed.

**Windows and Patio Door - Requires Exterior Alteration Request Form**

(Proposed Alteration: To install replacement windows and/or patio doors)

- New windows installed must match the original window appearance style. Sash style, single or double hung. Slider style windows are not allowed.
- Outside window frames must be bronze in color.
- Frames of new windows must abut to the building opening.
- Proper flashing between the window frame, and building structure is required. The contractor must perform a leak test.
- Any non-conformance will result in the removal of such replacements at the owner’s expense.
- Any legal expenses incurred due to non-conformance shall be borne by the offending unit owner.
- All window replacements must comply with the current State and Local Permits and Building Codes.
- Attach to this application documentation of replacement window style and specifications including pictures of replacement windows. **DO NOT ORDER WINDOWS BEFORE YOU RECEIVE BOARD APPROVAL.**
- Any damage or change to the building structure must be restored to its original condition.

**II. Rules and Regulations Relating to the Recreation Area**

The Recreation Area is defined as the Clubhouse, Pool Area and Shuffleboard Court.

- The Recreation Area is for the use and benefit of all residents and their guest(s). Resident’s guests are defined as friends and/or family members of the resident.
- No resident will be denied access to or use of the Recreation Area during any official or social function.
- Residents are responsible for the proper care of all Recreation Area facilities and the conduct of their guests while utilizing the area.
- No social function (official or private) shall exceed midnight except for New Year’s Eve.
- No outside commercial, social, political, or religious organizations will be allowed use of the Recreation Area.
- No furniture/equipment is to be moved from one area to another, i.e., Clubhouse furniture is not to be moved to the pool or shuffleboard area.
- No furniture/equipment may be borrowed from the clubhouse for a resident’s personal use.
- The resident requesting use of the clubhouse will be financially responsible for all damage or destruction of property due to negligence and/or improper use by the resident or guest(s) of the resident.
- The Board Secretary oversees the scheduling of the association functions/events and/or resident’s private social functions.

- The Recreation Area is available to residents for their private social function, providing the affair is directly related to the resident.
- Should there be a conflict of requested dates for use of the Recreation Area, the requests will be handled on a first come, first served basis.

#### **Rules and Regulations Specific to the Clubhouse**

- Bathing Suits (either wet or dry) without proper cover up are not allowed in the Clubhouse.
- Shoes are required at all times in every area of the Clubhouse.

#### **Rules and Regulations Specific to a Member/Resident Private Party**

A member or resident's private party is defined as an event/function where **ALL** Las Villas residents have not received an invitation to the event/function.

- Members/Residents may schedule private parties at no charge. However, a security deposit of \$100 is required prior to the event. The check must be made payable to MAINLANDS UNIT NO. 7 ASSOCIATION. The deposit will be returned if the Recreation Area is left clean and there is no damage/destruction to the facility or its contents. An inspection after the event by the Board Secretary or other board members will be performed.
- Requests to use the Recreation area must be made in writing to the Association Secretary detailing the type of affair to be held.
- The unit owner or resident must supply all disposable items to be used for the event.

#### **Rules and Regulations Specific to the Shuffleboard Courts**

- Information and instructions on the proper use and care of the shuffleboard courts are posted near the courts.
- Do not play on wet courts.
- **Sweep courts before playing.**
- Wax discs before playing.
- Players under 16 must be supervised by an adult.
- No wet bathing suits are allowed.
- No glass containers are allowed.
- No bare feet allowed. Close toed shoes are recommended.

Return equipment to the proper place when finished and make sure the cabinet door is locked

#### **Rules and Regulations Specific to the Swimming Pool and Deck Area**

- No oils in the pool or on deck chairs. Please shower before swimming.
- No running or rough play.
- Children under 2 years of age must wear swim diapers.
- Adults must accompany any child under 16.
- No pets or bicycles are allowed in the pool area.
- No food or drink is allowed in or within 4 feet of the pool.
- No glass containers of any kind are allowed.
- Lower umbrellas before leaving.

### **III. Rules Relating to the use of Unit 7 Common Ground**

Common Ground is defined as any ground outside the unit walls.

- Unit owners are allowed a “Private Garden” area. This is defined as a plant bed around the perimeter of the unit not to exceed 24 inches wide. Matching driveway pavers are allowed as a border in the 24” planting area. Plant bed 24” plus 6” space away from the wall will extend planting area to be 30” from the wall. **Requires Exterior Alteration Request Form for types of bushes or plants being put in front of wall.**
- Potted plants, potted trees or empty pots/containers are not permitted in the “private garden” plant beds or planting areas around trees or planting areas around mailboxes.
- Plants shall be placed and maintained 6 inches from walls (to allow space for maintenance) and must be kept trimmed to eliminate overhang onto lawn to avoid interference with lawn maintenance. Height of plantings not to exceed height of patio walls or 36 inches.
- **Plants with thorns, or thistles are not allowed in private gardens, plant beds or planting areas around trees or mailboxes.**
- Plants with runners are allowed but cannot be allowed to adhere to the building or trail up a tree higher than 36 inches.
- Any type of invasive ground cover is not allowed.
- Planting of additional trees of any type is prohibited by our Condominium Articles.
- Vegetable plants of any kind are not allowed.
- Plantings around trees are permitted. An earth tone color decorative border is allowed. The size of the planting area is limited to 24 inches from the base of the tree trunk.
- Plantings and borders around the mailbox standards are permitted but must not exceed 12 inches from the mailbox standard.
- Artificial plants in the “private garden” planting area, around trees, mailbox standards or in any area of the common ground are not allowed.
- Potted plants are allowed on the driveway against the wall only. Potted plants are not allowed in front of any garage door or along the side of the driveway. One potted plant is allowed between garage doors provided it does not extend into either garage door opening and both unit owners agree on the placement.
- Year-round maintenance of planting is the responsibility of the homeowner. The cost of maintaining plantings will be charged to the unit owner if they are not within association guidelines.
- A maximum of two (2) small decorative devices will be permitted in the “private garden” area or in the planting around trees provided the decorative devices do not interfere in any way with the care of the common grounds. Decorative devices must not exceed **36** inches in height.

#### **IV. Rules Relating to Planting and Maintenance of the Street Islands**

- Volunteers adopting a street island must maintain the planting, weed, and trim to maximum of 48 inches in height, mulch and replace dead planting as needed.
- A center or end planting considered to be the island focal point may exceed the 48 inches height rule.
- Plants with thorns, thistles or runners are not allowed. Invasive ground covers of any kind are not allowed.
- Vegetable plants of any kind are not allowed.
- Artificial plants are not allowed.
- Plantings must not obstruct the view from either side of the island.
- An architectural item will be allowed but must have board approval.
- **Adding or replacing any new tree to the Island needs Board Approval.**

## V. Rules Relating to Vehicles

- **See additional information regarding rules relating to vehicles in Section VII Summary of Association Declaration of Condominium and By-Laws.**
- Motorcycles are not allowed without having the original manufacturer's muffler, as installed at the factory. Off-road and/or racing exhausts are not allowed. No motorcycle or scooter shall create a noise nuisance and must be parked in the garage.
- Short term parking of automobiles can be arranged at the Clubhouse parking lot or in the area near the Shuffleboard Courts. Any vehicle parked overnight in either of these two areas must display a permit signed by a Board member on the dashboard to be legible and visible from the outside of the vehicle.
- In the event of an emergency, a resident needing to use one of these spaces must secure and complete a "Parking Permit" showing the resident information and the length of use needed. The time limit will be seven (7) days. Parking permit forms may be obtained from any Board Member.
- No parking or driving on any grass.
- Approved vehicles permitted on condominium property must be able to fit into a single car garage space as a standard regarding size.
- Overnight parking is defined by the Board of Directors as between the hours of 1:00AM and 6:00AM.
- All vehicles must have current registration.

## VI. Rules Relating to Moving PODS

- Residents moving in or moving out may utilize a POD to move furniture /household goods.
- The POD must be in the unit's driveway.
- Time allowed for the POD on Association property must not exceed 5 days. Day of POD delivery is considered Day 1. POD must be picked up on day 5.
- While the POD is in the unit's driveway, the resident(s) may use the Clubhouse parking area or the satellite area near the shuffleboard court. A special Parking Permit must be issued by a Board Member to use either of these areas. Vehicles are not allowed to be parked overnight on the street.

## VII. Miscellaneous Rules and Regulations

- **The practice of feeding any wildlife is strictly prohibited.**
- **Bird Feeders are NOT Allowed. They are causing rodents and other predators.**
- **No bird baths allowed as these are a breeding ground for mosquitos.**
- **No other decorative devices are allowed to be hung from the trees.**
- Residents are allowed a maximum of two (2) customary and usual pets. Exotic or dangerous animals are not allowed. Please refer to the Summary of Condominium Documents for additional rules regarding allowed pets.
- Charcoal, gas grills storage: These items may be stored on front patios. Propane gas tanks should not be stored in garages. If the grills or tanks are stored at the rear of the units, they should be placed on concrete blocks against the building. Care should be taken to avoid a placement that interferes with the sprinkler system.
- Hose rack placement: Where there are front patios, these racks should be mounted on an inside wall adjacent to the water conduction. This is both to hide the unit as well as to avoid hose

damage when bushes are trimmed. **Any other mountings are to be placed on wall away from bushes that are to be trimmed. Hose to be neatly mounted on the hose rack.** Mountings are to be installed using marine grade stainless steel screws (8-18 minimum) and silicone caulk. Any damages caused by these mountings must be repaired at the unit owner's expense.

- All permanent residents must have an emergency contact form on file with the Association Secretary. It is every resident's responsibility to update the emergency contact form whenever changes (either additions or deletions) are made.
- All permanent residents must submit to a background check. If you do not physically reside but your mail is received at a Las Villas address, you are considered a permanent resident.
- Contractors performing work of any kind must follow normal and customary hours. Monday through Friday 7am to 6pm. Any work performed outside these hours must have board approval.
- Mailbox and post must be standard size, white in color and meet USPS standard design specifications. **Requires exterior alteration request form.**
- All trash and garbage containers must be stored in the garage. Trash and garbage put out the night before collection must be placed in a secure garbage receptacle. **Trash and garbage containers must be placed on the driveway and never on the grass, gutter or in the street.**

## **VII. Summary of Association Declaration of Condominium and By-Laws**

**This is a summary of the Association By-Laws and is provided to assist unit owners and residents. Unit owners and residents should refer to the Condominium Documents for a complete list of their responsibilities. The following regulations are part of Mainlands Unit Seven Condominium Documents and can only be changed "by the affirmative vote of two-thirds (2/3) of the total vote of the Voting Members of the Association."**

### **Access to Units**

- The Board of Directors may enter any unit when necessary, and with as little inconvenience to the owner as possible, in connection with the maintenance, care and preservation of the unit.

### **Animals**

- Dogs (**under 25 pounds**) and cats or other customary and usual pets may be kept.
- Any pet that is outside the interior portion of the unit must be leashed and be in full physical control by the owner or a family member of the owner.
- Owners are responsible for removing any excrement left anywhere within the condominium property.
- Owners of continuously barking dogs are subject to fining.

### **Exterior Alterations, Additions, Improvements**

- No alterations, additions or modifications or structural changes of any kind can be made without written approval of the Board of Directors.
- Any approved alterations must be installed according to applicable city codes.
- All work must be performed in a workmanship manner by a professionally licensed and bonded installer.
- All alterations, additions or improvements must be kept in good repair and appearance.
- Any additional maintenance costs and/or damage repair costs to the common elements (buildings, grounds or foliage, etc.) as a result of any alterations, additions or improvements will be charged to the unit owner.

## Notice of Sale or Lease of Your Unit

- Unit owners are required to notify the Association Board of Directors in writing of their intention to lease or sell their unit.
- Notification must be made when the unit is listed with a Real Estate firm or listed or advertised in any way for lease.
- If a notice is not received by the Board, the sale or lease of the unit could be denied.
- The “Notice” should include: sale or rental price and or terms, and the name and address of the party to whom the proposed sale, lease or rental is to be made.
- Unit owners may place on the inside of the unit window or door, one (1) professionally made sign which shall not be larger than nine (9) square feet and shall contain no wording other than “For Sale” or “For Rent” and the name, address and phone number of one (1) real estate agent/broker or the owner’s phone number. **All rentals are a one year term.**

## Occupancy Age Limitations

- Occupancy and use of any unit are limited to permanent residents nineteen (19) years of age or older.
- A permanent resident is any person who occupies or uses a unit for 30 consecutive days or 45 or more non-consecutive days within any 365-day period.

## Vehicle Regulations and Vehicle Parking

- **The parking of trailers, oversized vans, oversized trucks motor homes, recreational vehicles, campers, boats, boat trailers and inoperable vehicles of any type are not allowed on association common property. This includes unit driveway.**
- The overnight parking or storage of automobiles on any condominium roadway is prohibited.
- Disabled vehicles are not permitted to be parked on any condominium property in Unit VII.

## Miscellaneous

- Units are to be used for residential purposes only.
- Owners/residents or their guests shall not use or permit the use of their premises in any manner that would be disturbing or be a nuisance to other owners.
- Signs shall not be posted on any Condominium Property with the exception of signs for sale or lease of a unit, and signs advertising community-wide events (weekly coffee, annual garage sale, craft show, etc.)
- No fences, hedges or similar improvements shall be erected or planted without written approval of the Board of Directors.
- No owner shall remove, modify, replace, repair paint or stain any perimeter wall or fence of the Condominium Property, or attach anything to such wall or fence or permit the growth of any plant, tree or shrub which shall abut such wall which shall impede or increase the costs of the maintenance of such wall.
- No owner shall remove, damage, trim, prune or otherwise alter any tree except with the express written consent of the Association.
- ***The maintenance and operation of the common elements and all Association Property is the responsibility of the Board of Directors. The time when such maintenance is to be done and the extent of the maintenance to be done is at the sole discretion of the Board.***

- All outdoor clothes drying is restricted to the rear yards. All clothes poles and lines must be removed immediately when not in use for clothes drying.