

MAINLANDS 1 & 2 CIVIC ASSOCIATION INC.



4301 Mainland Drive
 Tamarac, FL 33319
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 Email: office@mymainlands1-2.org
 www.mymainlands1-2.org



OVERVIEW OF BY-LAWS AND RESTRICTIONS

Name:	Property Address:
#	Restriction Description
1.	One FOB key will be provided per household. FOB keys permit access to pools, administration building, outside restrooms, etc. Additional FOB keys are available at a cost of \$25. each. Children under fourteen (14) years old wishing to use the pools or buildings <u>must</u> be accompanied by a Mainlands 1 & 2 homeowner.
2.	Maintenance payments are due on the first day of each month. Payments are considered late after the tenth day of each month. A late fee of \$25 will be added to homeowner's account and becomes due on demand. No invoices are sent.
3.	Occupancy of each home is restricted to four (4) persons with at least one being 55 years old. Each person occupying the residence must be screened. One person, aged fifty-five (55) years must permanently occupy the home.
4.	No children under eighteen (18) years of age are permitted except as visitors. Children may visit for thirty (30) cumulative days per year.
5.	Pets are permitted but limited to two (2) domestic animals. No large vicious breeds of dogs or farm-type animals are permitted and all dogs must be kept on a leash when outdoors. All fecal matter must be picked up and disposed of properly. Please note that the feeding of ducks and other wildlife is prohibited.
6.	Trash must be placed in the bins furnished by the City of Tamarac for that purpose. Trash bins (green lid) as well as bulk items are picked up on Mondays. Trash and Recycle Bins (yellow lid) are picked up on Thursdays. Bins and bulk trash are placed on the side of the road no earlier than 7 AM the day of pick up.
7.	Perspective buyers must ensure there is adequate parking space for all vehicles at the home in Mainlands 1 & 2. To protect the irrigation system and underground wiring, absolutely no parking is permitted on the grass at any time.
8.	Horizontal parking is not permitted at any time in any driveway. Additionally, there is to be no parking in neighbors' driveways without their written consent.
9.	The parking of pick-up trucks, vans and SUVs in any driveway is restricted to three-quarter ton or less and may not display any type of commercial signage. No storage of boats or trailers is permitted unless entirely enclosed in a garage.
10.	Overnight parking is not permitted between the hours of 2 AM and 6 AM on the streets of Mainlands 1 & 2 and the city of Tamarac. Illegally parked vehicles may be towed at owner's expense. A <i>Temporary Parking Permit</i> , obtained in advance from the office, is required for overnight parking in Mainlands parking lots.

11.	Owners of RV's must park recreational vehicles in the Mainlands parking lots. Permits are obtained from the office and parking is permitted for five (5) days only. No personal use of the RV (sleeping, cooking, etc.) is permitted while parked in the Mainlands lots.
12.	All driveways shall be poured concrete or pavers only. Any driveway alteration must be approved by the Mainlands Board of Directors and must be properly permitted by the City of Tamarac. Approval forms can be found on our website: www.mymainlands1-2.org .
13.	No trade, business, professional, or commercial activity is permitted on any property in Mainlands 1 & 2.
14.	No fence or hedge may be constructed on any lot. Free standing sheds are not permitted. Sheds that are permitted must comply with the City of Tamarac building codes and have Mainlands Board of Directors approval.
15.	The outdoor drying of clothes is restricted to rear yards and all lines shall be retractable.
16.	Expansions, changes to exterior colors and additions to the home must be approved by the Mainlands Board of Directors and must be properly permitted by the City of Tamarac. Approval forms can be found on our website: www.mymainlands1-2.org .
17.	All exterior color selections must be approved by the Mainlands Board of Directors. Approval forms can be found on our website: www.mymainlands1-2.org .
18.	The Mainlands Board of Directors must be notified immediately of any pending sale, rental, or lease of home. No rental of the property is permitted for the first two (2) years of ownership and no home may be rented more than twice in a twelve (12) month period.

Acknowledgements

By my signature, I hereby acknowledge that I have:

- received a paper copy of the Governing Documents - Constitution and By-Laws and Declaration of Restrictions;
- received all financial documents submitted to Mainlands Sections 1 & 2 Civic Association in support of my application;
- reviewed and understood the Overview of By-Laws and Restrictions and agree to abide by these and all rules and regulations stated in the Governing Documents of the Mainlands 1 & 2 Civic Association present and future;
- received the original, signed and stamped Homeowner Certification.

Signature:		Date:	
Signature:		Date:	
Signature:		Date:	
Signature:		Date:	
Optional			
Orientation Representative Signature	Orientation Representative Signature	Date	