

PBCA RULES & REGULATIONS OUTLINE

August 2024

This document contains rules and regulations for Placido Bayou Community Association adopted by the (PBCA) Board of Directors and are promulgated for the information and guidance of all residents of Placido Bayou. This document may be modified as determined by the Board under the authority of Article IX, Section 16, of the Master Declaration of Covenants, Easements, and Restrictions for Placido Bayou, which gives the Board the authority to establish additional rules as may be deemed to be in the best interest of the community association and the owners. Where the community association has discretion to enforce or not enforce its by-laws, a decision not to do so is a policy decision and is immune from civil action.

The violation procedures described in these rules are not meant or intended to be limiting. The Association reserves the right to employ any and all legal and equitable remedies to enforce these rules and to enforce the other Governing Documents of PBCA.

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1. Gate Access

1.1. Residents

1.1.1. Entry using Barcode Decal

- 1.1.1.1. Required for entry through the resident lane/gate.
- 1.1.1.2. Residents purchase barcodes from the PBCA management office only.
- 1.1.1.3. Vehicle registration with a Placido Bayou address will be required for each vehicle that will be issued a barcode.
- 1.1.1.4. Renters must bring a lease agreement to the PBCA office in order to be issued a barcode.
- 1.1.1.5. All other instances must be approved by the Board prior to a decal being issued.

1.1.2. NO Barcode Decal/Visitors Lane

- 1.1.2.1. Residents without a barcode must enter using the visitor lane/gate.
- 1.1.2.2. Residents may purchase resident access decals (to be placed on the bottom left. corner of windshield) or resident identification tags from the PBCA management office only.
- 1.1.2.3. All residents are required to show a photo identification or resident identification tags/decal to verify residency. If using photo identification, the name shown on the photo identification must match the gatehouse resident list. This requirement includes, but is not limited to, instances where the resident is a passenger of: a vehicle where the driver is not a resident, a taxi, or a rental vehicle, including trucks such as U-Haul.
- 1.1.2.4. Minor children or children without photo identification will be required to give a parent's name, address and phone number or show resident identification tags/decal to verify residency before access will be given.
- 1.1.2.5. Residents using a temporary vehicle may be issued a 30-day or 90-day pass. If a temporary pass is presented a photo identification is not required. Alternatively, the resident may show resident identification tags/decal to verify residency.
- 1.1.2.6. Pedestrian traffic (i.e. walkers, joggers, bicyclists, skaters, etc.) will be required to show either photo identification OR a resident identification

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tag/decals to verify residency. The name shown on the photo identification must match the gatehouse resident list.

- 1.1.2.7. Motorcycles, scooters, segways, etc. will be required to show either photo identification OR a resident identification tag/decals to verify residency. The name shown on the photo identification must match the gatehouse resident list.

1.2. Visitors

- 1.2.1. Includes family, friends, acquaintances, and contractors.
A valid driver's license of the operator of any vehicle must be presented before entering the community.

1.2.2. Resident Permanent Access List for Visitors

- 1.2.2.1. Residents may fill out a Resident Permanent Access List for those that frequently visit. The list is available at the PBCA management office or the PBCA website only.
- 1.2.2.2. Visitors that are listed on the resident's permanent access list will be required to show photo identification before entering the community.
- 1.2.2.3. A 30-day pass can be issued to anyone on the permanent access list. Visitors with a pass will not be required to show photo identification.
- 1.2.2.4. A 90-day pass can only be issued with approval by resident. There is no automatic renewal for 90-day passes. Visitors with a pass will not be required to show photo identification.

1.2.3. All Other Visitors

- 1.2.3.1. Visitors arriving who are not on the permanent access list.
- 1.2.3.2. Residents must call the gate house to inform the gate house attendant on duty prior to a visitor's arrival.
- 1.2.3.3. Visitors cannot authorize entry for other visitors, unless a resident has given prior written approval.

1.3. After Hours Visitor Lane Entry

- 1.3.1. After-hours entry period is between 10 p.m. and 6 a.m.
- 1.3.2. Residents (either as the driver of the vehicle or as a passenger of the vehicle) will be required to show either photo identification OR a resident identification

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tag/decals to verify residency. The name shown on the photo identification must match the gatehouse resident list.

- 1.3.3. For vehicles attempting to gain entry through the visitor lane/gate **without** a resident in the vehicle, one authorized visitor will be required to show photo identification before entering the community.

1.4. Commercial Vehicles Related to Work

- 1.4.1. Commercial vehicles related to commercial work within Placido Bayou are prohibited on Sundays and holidays, and before 7 a.m. or after 7 p.m. (7:30 p.m. daylight savings time). Holidays are defined as New Year's Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.

Commercial work includes, but is not limited to, such activities as painting, pool cleaning, pest control, landscaping, tree trimming, roofing, tile and pavers delivery.

Commercial vehicles relating to work when responding to emergency situations are always allowed. Emergency situations are generally limited to A/C, plumbing, electrical, weather damage, propane gas, cable, or telephone.

- 1.5. The speed limit is 10 mph through gates.
- 1.6. Tailgating is not permitted.
- 1.7. Vehicles traveling through the resident's access lane have entry priority over vehicles traveling through the visitor's access lane. Gate attendants will only raise the visitor access lane gate arm when all resident access lane vehicles have safely passed through their gate arm and the arm has been lowered.

2. **Motor Vehicles**

2.1. Speed Limits

- 2.1.1. The speed limit on the Placido Parkway Loop is 25 miles per hour. On all other roads in Placido Bayou the speed limit is posted.

2.2. Prohibited uses of vehicle types on roadways

- 2.2.1. Placido Bayou has adopted a rule incorporating State of Florida Motor Vehicle laws, which prohibits the operation of motorized vehicles such as scooters or mopeds by an unlicensed operator on roadways within the state of Florida.
- 2.2.2. Motorcycles may only be operated for ingress and egress, may not disturb the peace of other residents, and shall be equipped with a muffler. "Dirt Bikes" may

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not be operated at any time. Dirt Bikes shall be defined as lightweight motorcycles designed for use on rough surfaces, such as dirt roads or trails.

2.3. Parking

2.3.1. The main purpose of parking restrictions is to give clear, right of way to emergency vehicles.

2.3.1.1. The parking and storage of automobiles and other motor vehicles shall be limited to the driveways and garages of the dwelling units, parking garages, parking lots, and other paved surfaces designated by the community Association for such purposes. All such vehicles must fit within and not extend out of the footprint of a driveway or a parking space.

2.3.1.2. No parking between the hours of 12 a.m. and 6 a.m. on any street within Placido Bayou.

2.3.1.3. Parking is not allowed on the Entry/Exit road, the Parkway Loop, or Cherry Laurel Drive at any time.

2.3.2. Rules for the parking areas provided in lots or circles within Neighborhoods are governed by the individual Neighborhoods where the area for parking lies. The Neighborhood has the sole responsibility for enforcement of those rules. The Community Association shall retain the right to enforce the provisions of the Declaration of Covenants, Restrictions and Easements for Placido Bayou pertaining to parking in the Neighborhood Parking areas, as restated in this document.

2.3.3. Parking is not permitted on sodded areas at any time.

2.3.4. Commercial vehicles, including moving vans/trucks, may not be parked within Placido Bayou except when providing a service or delivery and then only as long as may be reasonably required to provide that service or delivery.

2.3.5. Commercial vehicles, including moving vans/trucks, and buses may not be parked overnight within Placido Bayou, except within an enclosed garage.

2.3.6. Boats, trailers, and Recreational Vehicles (RVs) may not be parked overnight within Placido Bayou. RVs are primarily designed as a temporary living quarter for recreational camping or travel use, having its own power or designed to be mounted on or drawn by a motor vehicle. RVs includes motor home, truck camper, travel trailer, camping trailer or fifth wheel which may or may not include bathroom facilities, kitchen and sleeping area.

2.3.7. Bicycles and mopeds shall be parked only in areas designated for that purpose.

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2.4. Vehicle Maintenance

- 2.4.1. Vehicle repairs, maintenance, or restoring, with the exception of changing a flat tire, may not be performed on any Community Property. If a tire goes flat on any Community Property, necessary steps to either change the flat tire or have the vehicle towed must be completed within 24 hours of the discovery of the flat tire.
- 2.4.2. The performance of MAJOR repairs, maintenance or restoration to vehicles shall be confined to residential garages only. Major repairs include, but is not limited to, body work of any kind, painting, draining and changing of oil and other engine fluids, and engine or mechanical maintenance or repair.
- 2.4.3. The performance of MINOR repairs or maintenance is permitted in residential driveways or garages. Minor repairs include routine washing and waxing, checking fluids and tire pressure, changing wiper blades, using jumper cables to start a vehicle, changing a flat tire, adding window washing fluids, adding water or antifreeze to radiator of a vehicle, and adding (but not draining) oil to vehicle providing no oil is spilled or leaked onto the Common Area.
- 2.4.4. While parked in areas other than a garage, vehicles may not remain unattended on lifting devices or materials while minor repairs are done.
- 2.4.5. If repair work needs to be conducted where the type is not listed above and clarification of whether the work is considered major or minor, please contact the PBCA Property Manager prior to the start of the work for direction.

2.5. Vehicle Fluid Discharge

- 2.5.1. Vehicles of any type may not park within Placido Bayou that discharge any automotive fluids, such as oil, grease, lubricants, coolants, and other such products in an excessive fashion where it is determined to be harmful to asphalt, or leaves significant staining on the roads in Placido Bayou.

2.6. Unmovable Vehicle

- 2.6.1. Vehicles which are not currently licensed or vehicles which cannot operate under their own power shall not be permitted in Placido Bayou.
- 2.6.2. Any vehicle that has not been moved from the same spot for seven consecutive days shall be presumed to be unable to operate under its own power.
- 2.6.3. Violation Procedures
 - 2.6.3.1. Any resident that has reasonable cause to believe that a vehicle is unable to operate on its own power shall notify the Board, or any of the Board's agents, who shall either affix a sticker to the vehicle notifying the owner of the intent

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of the Association to tow the vehicle or send a certified mail letter, return receipt requested, with the notice to the owner of the vehicle that it is considered to be in violation of the Community rules and regulations. Notice by certified mail shall not be required if with reasonable diligence the owner cannot be determined. The owner shall have twenty-four (24) hours from the later of the date and time stated on the sticker or the date of the delivery or first attempted delivery of the certified letter to respond to the Association and demonstrate that the vehicle can operate under its own power. If the owner cannot so demonstrate or if the owner does not contact the Association, the vehicle will be towed at the owner's expense.

- 2.7. Vehicles must yield to pedestrians at all cross walks.
- 2.8. Vehicles must yield the right of way to emergency vehicles.
- 2.9. Observance of state and local traffic laws.
- 2.10. A complete stop must be made at all Stop signs.
- 2.11. Visitors must obey all of the above rules; violation will be the responsibility of the homeowner whom the violator is visiting.

3. Pedestrians/Bicycles/Skaters

- 3.1. When using the street, users must stay close to the right-hand side of the traffic flow. Do not ride or skate against traffic flow.
- 3.2. Users must yield the right of way to vehicles except when using cross walks.

4. Utilities & Public Works

- 4.1. Water, sewer & trash
 - 4.1.1. Procedures – PBCA bills each single-family home for water, trash, sewer, and City of St Petersburg provided flood control services.
 - 4.1.2. Payment – Water bills are mailed to residents to be received by the 1st of each month, are due upon receipt, and delinquent if not paid by the 15th of the month.
 - 4.1.3. Violation Procedures
 - 4.1.3.1. A \$20.00 late fee is assessed if payment is not received by the 15th. Responsibility of charges remains the owner's liability even if rented.
 - 4.1.3.2. If bill goes unpaid after a period of two months, then it goes before the Hearing of the Board to determine if termination of services is warranted.

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4.2. Reclaimed Water – Owners are to follow City, County & State ordinances.

5. **Lawful Conduct & Neighborly Courtesy**

5.1. No unlawful or immoral use shall be made of any property within Placido Bayou.

5.2. No noxious or offensive trade or activity is permitted within Placido Bayou.

5.3. Noise policy - Observance of state and local laws.

5.4. Party policy & Procedures - Observance of state and local laws.

6. **Pets**

6.1. Leash laws – Dogs must be kept on a leash at all times except when under voice control of the owner thereof and within the limits of the owners' property. Electronic leashes are prohibited when not within the limits of the owners' property.

6.2. Excrement – must be picked up and disposed of at all times.

7. **Trash/Trash Containers policy**

7.1. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Parcel.

7.2. Containers must not be placed on the street earlier than 24 hours prior to pick up, and must be removed not later than 12 hours after pick up.

7.3. All trash/recycling containers must be stored away and may not be stored in front of the dwelling.

7.4. Trash pickup is handled through the City of St. Petersburg Sanitation Department.

8. **Design Review Committee**

8.1. Any alterations to the exterior or exterior appearance of your home must receive prior approval of the Design Review Committee. Instructions and forms are located at the PBCA office.

9. **Construction/Contractors**

9.1. Contractors must be pre-authorized by resident to enter property and will only be allowed as stated above in #1 - Gate Access. Non-compliance would result in no access granted.

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- 9.2. Work performed by a Contractor is prohibited on Sundays and holidays, and before 7 a.m. or after 7 p.m. (7:30 p.m. daylight savings time as stated above in #1 - Gate Access).
- 9.3. Contractor must register with the PBCA office the official start date of construction work.
- 9.4. Continuous construction work of any kind or type to a residence cannot exceed a time period of one year without prior Board approval.
- 9.4.1. Work on the exterior of a home or yard, including but not limited to roofing, painting, remodeling, repairing, landscaping, or otherwise decorating, modifying, or altering the exterior appearance or structure of any portion of the lot or dwelling must be completed, in its entirety, within three months of the start date. If there are extenuating circumstances that prevent the work from being completed within that time frame, an extension may be applied for stating the reason.
- 9.4.2. If the project extends past the initial three-month completion date or extension date as applicable, PBCA may assess a fine.
- 9.4.3. A tarp or other temporary covering may not cover any portion of a roof or residence for more than one month.
- 9.4.4. Commercial trucks may not be left on the property overnight. **One** of the following may be placed on a residential driveway or in a neighborhood parking space for up to seven (7) consecutive days: one enclosed construction storage container, one trash container, or one temporary storage container (such as a POD). No construction material may be placed on the street at any time.
- 9.4.5. Vendors must be authorized at the gate. Landscapers must be BMP certified.
- 9.4.6. Notification of the location of a portable toilet must be given ahead of delivery.
- 9.4.7. No street parking overnight.
- 9.4.8. All tools, ladders, saw horses and construction items must be stored where not visible except during the vendor working hours. Any exterior construction material (such as pavers, roof tile) being installed will be allowed to remain on the property for up to seven (7) consecutive days.

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PLEASE NOTE THAT ANY EXTERIOR CHANGES REQUIRE A DRC APPROVAL. SEE THE PBCA MAIN OFFICE FOR INFORMATION.

10. Outdoor Storage/Temporary Structures

- 10.1. Outdoor storage facilities, such as a shed, are not permitted within Placido Bayou.
- 10.2. No such structure, storage unit or construction trash container shall be placed on any thoroughfare or Neighborhood road.
- 10.3. Moving Storage Purposes - One portable storage structure or temporary storage unit may be placed on a residential driveway or in a designated condominium parking space for up to seven (7) days.

11. Exterior Structures – Playsets, Gazebos, Pergolas, etc.

- 11.1 Playsets, Pergola's, Gazebo's, exterior structures are considered an exterior alteration and will need DRC approval. For a DRC application and the guidelines, please contact the office.

12. Structural Maintenance

- 12.1. Roofing – roofs must be maintained in a clean manner and must be free of broken tile.
- 12.2. Exterior of House – Exterior surfaces of house including masonry walls, fencing, entryways, garage doors, must be kept in a clean manner, free of cracks, chips, peeling, caulking, fading, vines, algae, mildew and mold, and structurally sound manner.
- 12.3. Brick walls and signs on Placido Loop and Cherry Laurel must be kept in a clean manner, free of cracks, chips, peeling, caulking, fading, vines, algae, mildew and mold, and structurally sound manner.
- 12.4. Driveway and walkways must be kept in a clean manner, free of algae, mildew, and mold.
- 12.5. Windows/awnings – must be maintained in a clean manner and structurally sound manner.
- 12.6. Pools – must be kept in a clean and secure manner. No above ground pools.
- 12.7. Pool enclosures – must be maintained in good condition.
- 12.8. Statues and exterior art – must be maintained in a clean manner and a structurally sound manner.

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- 12.9. Fountains – must be maintained in a clean manner, working condition and standing water is prohibited.
 - 12.10. Fishponds - must be maintained in a clean manner and filtration system in working condition.
 - 12.11. Sprinklers – must be maintained in working condition and set to not spray roads and walkways.
 - 12.12. Fencing – must be maintained in a clean manner, free of vines and natural overgrowth, and in a structurally sound manner when fencing abuts the Placido Parkway Loop or Cherry Laurel Drive.
 - 12.13. Brick Walls - must be maintained in a clean manner, free of vines and natural overgrowth, and in a structurally sound manner when brick walls abut the Placido Parkway Loop or Cherry Laurel Drive.
 - 12.14. Antennas - see ARC Guidelines.
 - 12.15. Satellite Transmitters or receivers- see ARC Guidelines.
 - 12.16. Mailboxes must be maintained in a clean working manner.
- 13. Destruction of Unit**
- 13.1. In the event that any Dwelling Unit or Condominium Unit is destroyed or damaged, then the remains shall be restored or removed. Any replacement must be with a Dwelling Unit or Condominium Unit of similar size and type.
 - 13.2. Remedy must be made within 6 months unless natural causes delay. If additional time is needed a request from the Board must be approved.
- 14. Air Conditioning Units and Reflective Materials**
- 14.1. No window or wall air conditioning unit shall be permitted to be placed in the unit.
 - 14.2. No Unit shall have aluminum foil or any other reflective substance placed in any window or glass door, except as may be approved by the DRC for energy conservation purposes.
- 15. Flags**
- 15.1. Flags flown from permanent in-ground poles

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15.1.1. Must follow the Florida Statutes and Federal Flag Code, including size, types of flags and proper protocol. Florida Statute 720.304 (2b) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, 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, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4¹/₂ 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.

15.1.2. One portable flag may be displayed on a home, for example, military, national, seasonal/holiday, sports, colleges, and those allowed by Florida State Statutes.

16. Holiday Decorations

16.1. Year-end holiday decorations, to include lights, are permitted on the outside of residences from Thanksgiving until January 10th. Outdoor lights are permitted as long as they are securely and safely mounted, any mounting materials are to be removed when the lights are removed.

16.2. Decorations for all other holidays should be removed within ten (10) days after the holiday.

16.3. PBCA reserves the right to require removal by the home owner of inappropriate holiday decorations at the home owner's expense.

17. Sports Equipment

17.1. Stationary sports equipment is defined as any sports equipment which is permanently installed. Portable sports equipment is defined as any sports equipment used as part of a sporting activity but does not move during the play. For example, basketball poles, backboards, and nets, hockey goals, volleyball nets, soccer goals, baseball batting nets, baseball bases, etc.

17.2. All stationary and portable sports equipment must be used solely on the property of the resident whose family is participating in the sport.

17.3. All portable equipment, with the exception of that used for basketball, must be removed and stored when not in use.

17.4. Basketball equipment may be permanently installed or used in a portable mode as long as the pole is at least eight feet from the curb of the resident's driveway and the

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backboard and net face the driveway. Prior permission to install basketball equipment is NOT required from the Placido Bayou Design Review Committee prior to installation.

17.5. In no instance, can sports requiring portable equipment be played in the street of Placido Bayou.

17.6. The use of portable sports equipment in common areas is not permitted with the exception of that area of Community Association common property located on the North shoreline of Lake Lucerne and East to the brick wall identifying the Estates.

18. Clothes and Drying Facilities

18.1. Must be concealed from public view, to the extent possible.

19. Landscaping

19.1. Owners shall keep all lawn and landscaped areas maintained in a manner consistent with the overall landscaping of Placido Bayou.

19.2. Standard of Maintenance – All lawns, landscaping and sprinkler systems and any property, structures, improvements, and appurtenances shall be maintained and kept in first class, good, safe, clean, neat, and attractive condition consistent with the general appearance of PBCA by the Owner of each Parcel.

19.3. Grass shall be mowed, fertilized, and treated for weeds, pests, and diseases. Dead grass shall be removed.

19.4. Flower beds shall be weeded and bushes trimmed.

19.5. No weeds, underbrush, or unsightly growth shall be permitted to be grown or remain upon any home.

19.6. Visible dead and diseased trees, bushes and shrubs must be removed in fifteen (15) days of written notice.

19.7. Tree Trimming – All trees must be trimmed at least 14 ft. over roadways for adequate vehicle clearance and 8 ft. above walkways to accommodate pedestrian passage. Trees shall be properly pruned for safety and for the health of the tree. Prune out dead, diseased or broken twigs and branches. Remove fast growing suckers at the base of and along the trunks. For maintenance purposes, it is best to prune trees such as oaks, mahogany, black olives, hickory, and other large shade trees during the dormant season.

19.8. Hedge heights must be trimmed to 6 ft. in the front yards, 10 ft. in the side and rear yards.

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- 19.9 Palm Trimming – Dead fronds that persist on palms shall be removed, as they often harbor insects, rodents, and may become a fire hazard. Palms shall be trimmed to remove fronds drooping below an imaginary horizontal line drawn through the bottom of the canopy, described as “Below 9 and 3” as on the face of a clock.

20. **Lakes**

- 20.1. Drainage of pools and placement of A/C overflow directly into lakes is prohibited.
- 20.2. Boating/canoeing/kayaking is permitted without motors.
- 20.3. Residents and their guest are permitted to fish on the resident’s property and on the common property when the residents accompany the guest.

21. **Commercial Activities**

- 21.1. No dwelling unit or condominium unit shall be used or occupied for any purpose other than as a residential dwelling by a single family or its guests.

22. **Signage**

22.1. “Garage Sale” signs

- 22.1.1. Shall be allowed within Placido Bayou provided that the sign is placed no earlier than the morning of the sale and is removed upon conclusion of the sale.
- 22.1.2. No sign shall remain within Placido Bayou overnight.
- 22.1.3. No sign shall be placed near the Gate House or entrance area.
- 22.1.4. Signs may be placed at the 4-way stop at the corner of the Parkway Loop and Laurel Oak Lane, on the Parkway Loop at the street intersection where the Sale is being held, and/ or in front of the property being shown.

22.2. “Open House” signs

- 22.2.1. Shall be allowed within Placido Bayou provided that the sign is placed no earlier than morning of the open house and is removed upon conclusion of the open house.
- 22.2.2. No open house signs shall remain within Placido Bayou overnight.
- 22.2.3. No sign shall be placed near the Gate House or entrance area.

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22.2.4. Open House signs may be placed at the 4-way stop at the corner of the Parkway Loop and Laurel Oak Lane, on the Parkway Loop at the street intersection where the Open House is being held, and/ or in front of the property being shown.

22.3. “For Sale/For Rent” signs

22.3.1. One “For Sale” sign or a “For Rent” sign may be placed in the yard at each residence, either at a minimum of five (5) feet from the edge of street or the residential property line.

22.3.2. No such signs shall be placed in any circle or common area of the Neighborhood.

22.3.3. “For Sale” or “For Rent” signs may be displayed in such locations within a condominium as may be authorized by its Declaration of Condominium.

22.3.4. “For Sale” signs shall be removed immediately upon closing the sale transaction.

22.3.5. “For Rent” signs shall be removed immediately upon execution of the lease or the tenant taking possession, whichever occurs first.

22.3.6. Nonpolitical congratulation signs are allowed for up to 2 weeks and birthday yard signs for up to 1 week.

22.4. All other signs are prohibited.

23. **Garage Sale Procedures**

23.1. Only one resident may hold a sale on any weekend unless it is a coordinated group sale.

23.2. Garage sales by residents may only be held on Saturday and Sunday of each week between the hours of 9:00 a.m. and 5:00 p.m. on Saturday and 10:00 a.m. and 5:00 p.m. on Sunday. No weekday garage sales shall be permitted.

23.3. If a holiday falls on Saturday or Sunday, a sale may not be held.

23.4. Sale does not have to be for two days. In the event a resident holds a sale only one day, another resident could hold a sale on the opposite day.

23.5. Once a resident or group holds a sale, they must wait at least three months before holding another one.

23.6. No deviation from these times or days will be permitted.

23.7. At least two weeks prior to the sale, the individual resident or group of residents concerned must call or personally appear at the Community Association office to

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reserve the weekend date for their sale. If the particular weekend chosen is already booked, an alternate weekend may be selected.

- 23.8. Appropriate signs may be posted in accordance to *Rules and Regulations 21. Signage, 21.1 "Garage Sale" signs.*
- 23.9. If a sale is cancelled, the resident must notify the Community Association promptly.
- 23.10. Residents or groups sponsoring a garage sale are responsible for ensuring that participants do not block the street, driveways, or park on any sodded area.
- 23.11. Anyone advertising a sale without complying with these rules will not be permitted to hold the sale. All sale participants will be turned away at the gate.
- 23.12. The Community association office will coordinate garage sale information with the Gate Attendant.
- 23.13. Each non-resident sale visitor will be logged in by the Gate Attendant and given a copy of the rules governing traffic in Placido Bayou.

24. **Home Sale/Rental policies and procedures**

24.1. Agent procedures

24.1.1. All Real Estate Agents entering and/or showing property in Placido Bayou must accompany their clients to the property. Agents cannot call and approve someone looking at property to be allowed entry to the community. The agent must be with any prospective clients for entry to the community.

24.1.2. All Real Estate agents showing property must present their business cards to the Gate House attendant on duty. The attendant will print the Date, Time, and Address of the property being shown on the back of the card and file it.

24.2. Open House procedures

24.2.1. Before scheduling ANY OPEN HOUSE, Realtors, or Residents (For Sale by Owner) must first fill out an Open House form and drop it off at the Gate House. Attach the realtor's business card to the form, as well as a map with directions to the property. The forms and maps are available at the Gate House and Office. You may also call the PBCA office or the Gate House and give the particulars such as the date, time, and location of the event. We will fill out the form for you.

24.2.2. The Gate Attendant will display the form on the corresponding day, allowing visitors to enter. If an agent or resident does not make the particulars known by submitting an Open House form, all interested prospective buyers will be denied entry to the community.

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- 24.3. Vendors/Service people procedures - Agents MUST call the Gate House for any expected vendors/service people (pest control, roofers, appraisers, surveyors) going to their listed properties. Again, if the procedure is not followed, all will be denied access and turned away.
- 24.4. New Resident procedures - On or shortly after closing or rental, new residents should come in the office for an Orientation regarding Access Form for their visitors, decals for their automobiles, water bills, and other pertinent information.
- 24.5. Home Sale Advertisement policy - Advertisements may be done in the Newsletter. No Solicitation within Placido Bayou is permitted.
- 24.6. Rental policy and procedures - Owners are responsible for supplying the office with a copy of the lease and supplying a copy of the Rules and Regulations to their tenants.

25. Solicitation

25.1. No solicitation of any kind is permitted within Placido Bayou.

25.2. Violation Procedures

25.2.1. File of No Trespassing warning with the City of St Petersburg Police Department.

26. Political Signs, flags, or any political material is prohibited within the community.

27. Policy for violations

27.1. All complaints must be submitted to the Community Office in writing.

27.2. All complaints made to the owner of violation and PBCA action will be logged in the owner's file.

28. Carports

28.1. Carports are not allowed in Placido Bayou.

29. PBCA Conference Room Usage

29.1 PBCA Conference Room Rules

Allowed Usages:

- PBCA Business
 - a. Meetings and conferences

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- b. Training sessions
 - c. Presentations
 - d. Video conferences
 - e. Team brainstorming sessions
 - f. Small group workshops
 - g. Interviews
 - h. Other business activities as needed
- Neighborhood Board Business to include a – h above with prior approval by the PBCA manager. Meetings must be scheduled in advance with the PBCA office.

Not Allowed Usages:

- Private (Non-Board) Meetings and Functions
 - a. Private functions (parties, etc)
 - b. Marketing functions