

The Rules and Regulations Of the Perdido Pines Homeowners Association

It is hereby resolved that these rules and regulations as amended or changed by the Board or membership from time to time shall, from this date forward, be applicable to all owners, guests and tenants. 31 March 2011

Article 1. **Duty to repair.** The failure of any owner to return any portion of any units exterior to an "as built" condition within 90 days of damage or destruction or notification by the Board of the necessity to do so (whichever comes first), without the express written permission of the sitting Board of Directors, will constitute a letter of easement to the association to effect the repairs and shall constitute a special assessment to the unit owner for recovery of the costs. Failure to pay for the repairs within 90 days of completion of repairs will result in the monthly maintenance assessment for that property to be increased by a pro rata amount to recover the costs over 180 days. The treasurer shall execute an invoice on a monthly basis showing the status of payments and shall charge an administrative fee in the amount of \$25.00 per invoice if the assessment is not paid in full within 180 days. Should the owner fail to pay the increased monthly maintenance assessments, they shall incur penalties in the amount of 18% per month on the unpaid balance, beginning from the initial date of the special assessment, until paid in full. This shall inure to the property as a lien whether or not recorded publically. In the event that the necessities for repairs are in conjunction with required repainting of the buildings, the 90 day period may be shortened by the Board of Directors to meet schedule deadlines.

Article 2. **Charcoal and Gas Grills and Hibachis.** Reference Florida Fire Prevention Code (NFPA 1), Paragraphs 10.1.4 and 10.11.7. These appliances may be used, subject to the following restrictions;

a. These appliances may not be used within 10 feet of any overhang of any structure on any lot at any time, or returned to the lot while still hot to the touch.

b. These appliances may not be stored on or in any wooden portion of any living unit on any lot at any time. These appliances must be stored on concrete at all times.

c. Failure to comply with these restrictions may result in legal action by the Association or any member thereof, to enforce the Florida Fire Prevention Code by the Association. The owner of the property shall be responsible for all costs associated with mediation and/or enforcement, regardless of outcome.

Article 3. Wherein county code enforcement and technology may require the placement of new HVAC units outside the confines of an owner's lot, owners shall apply to the Board of Directors for determination of the placement of any new HVAC unit prior to its being installed and must have the approval by the board before installation of the appliance. An emergency meeting of the Board may be required when time is of the essence and a quorum can convene.

Article 4. Wherein Federal Law prohibits the restriction of access to communication technologies, a satellite dish may be placed on lots, on the upper southern deck, and in such a manner as to afford the owners access to technology, but not exceed the lot line in any linear direction. Placement of a dish shall be in the most inconspicuous place and manner possible but neither on roofs nor structural supports or facings of the building.

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Article 5. Installation of Propane Tanks for Gas Fireplaces. All installations will comply with NFPA Chapters 1 and 58.

a. A written request for the installation of a propane tank on the common area must be submitted to the PPHOA Board of Directors Architectural Control Committee for review. The request must state the size in gallons and external dimensions of the tank, its proposed placement on the common area and identify the licensed and insured installer.

1. There must be a clear line of access from the tank to the refueling vehicle when gas is being added to or removed from the tank. A Gas Inspector must approve all proposed Breezeway access installations in advance.

2. The tank must not be placed initially within 10 feet of any source of ignition i.e., Air Conditioning electrical boxes (this does not include inherently safe phone junction boxes as determined by a licensed installer) nor will any electrical boxes or other prohibited items be added within this distance at any later time.

3. The owner will be required, at the owner's sole expense, to maintain the tank in corrosion and rust free state at all times. Article V. Section 1 of the DC&Rs does not and will not apply to owner installed appliances on the common area. The Board reserves the right to inspect any appliance, which is placed on the common area, at any time to assure the safety of the community as a whole.

4. If the owner sells the property for which the tank provides service, it shall be the owner's sole responsibility to have the tank removed before closing if it is leased or, if owned, include in the contract of sale, the tank and all maintenance restrictions for its use as a codicil to the sale. Any such codicil is to be presented to a member of the Board for presentation to the Secretary before closing the sale. Failure to do so will constitute a charge for its removal in the estoppel prepared by the association for the closing agent and the tank will be removed by the association with no further recourse by the seller or buyer.

b. Permitting and installation will be processed by the owner at the owners sole expense, through the Escambia County Building Department with a copy of all permits presented to a member of the Board before installation begins. After installation the owner will present a copy of the inspector signed final inspection approved permit to a member of the Board when installation is completed. These copies are to become permanent records of the association as long as the tank remains on the property.

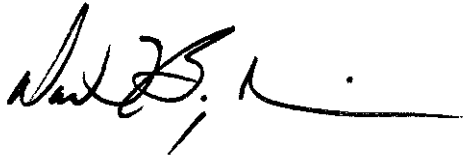
c. A contractor fully licensed and insured by the State of Florida for the installation of Propane Tanks and fireplaces, is required to ensure the installation meets the requirements of the Florida Building Code, the requirements of the manufacturer for the safe operation of the unit and all UL Listing restrictions for the Tank and Fireplace.

d. Owner self installations of appliances on the common property is specifically prohibited unless they are a fully licensed, insured contractor in the State of Florida for the appliance in question. In which case, all other requirements of this rule must still be met.

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Article 6. **Size and numbers of pets.** No more than two dogs or cats or any combination thereof may be maintained on any lot of this association at any one time. Pet birds must be kept indoors at all times unless supervised. Any owner in good standing as of the date of the implementation of these rules shall be grandfathered as to numbers of pet until such time as the numbers fall to or below these established levels. Continued failure to obey these restrictions shall result in a fine of \$50.00 against the owner of the property per incident. Property owners, renting their homes, shall be responsible for informing renters and property managers of these rules and shall be solely responsible to the association for its enforcement and for payment of all fines.

Article 7. **Failure to comply with leash laws.** Any owner or guest of an owner or renter of an owner's property, who fails to adhere to the Declarations Covenants and Restrictions and county laws concerning leash laws, shall receive one written warning from the Board to comply. Continued failure to obey leash laws of this association and the county shall result in a fine of \$50.00 against the owner of the property per incident. Property owners, renting their homes, shall be responsible for informing renters and property managers of these rules and shall be solely responsible to the association for its enforcement and for payment of all fines.



David I. Bagdasarian
Secretary/Treasurer PPHOA Inc