

Gulf Trace Homeowners' Rules and Regulations

WELCOME!

We are happy to welcome you to our community. The following is a summary of the primary association rules for Gulf Trace. The rules are intended to create a beautiful and harmonious neighborhood, while still encouraging individuality within architectural guidelines.

The full set of HOA covenants can be found on the Gulf Trace HOA website at <https://www.gulftracehoa.com> or on the Sentry Management Homeowners' Portal at <https://www.sentrymgt.com/>

If you have any questions, please contact Sentry Management at:

800-932-6636 (option 7).

1. All exterior changes to the property require Architectural Control Committee approval. ACC requests forms are available through the Sentry Management Homeowners' Portal.

Changes requiring approval include but are not limited to:

- Painting
 - Fences
 - Construction
 - Major landscaping
 - Tree planting or removal
 - Sidewalk and driveway paving
 - Sheds
 - Garage screens
2. Owners must maintain the exterior of their homes and property. This includes exterior walls, roof, landscaping and paint. Letters will be sent to those properties that do not comply with community rules, eventually resulting in fees or legal action if the violation is not mitigated.

3. All members of our community will be respectful of their neighbors. This includes loud and disrupting activities, either during the day or night, such as loud music or parties.
4. Pets are permitted but limited to dogs, cats and fish. No livestock or other wildlife is permitted. Dogs must be walked on a leash and under control of the owner at all times. Owners must clean up after their pets and dispose of their waste appropriately in a trash can.
5. Garbage receptacles can be kept at the side of the property, not in front of the garage. Receptacles may be left at roadside the evening before pickup and removed by the evening of pickup.
6. No burning of garbage or brush on the property or in firepits.
7. No weeds, trash refuse, garbage, debris, underbrush or other refuse pile or unsightly objects shall remain anywhere on the property.
8. All vehicles must display current registration.
9. No overnight parking on the street. This is a Pasco County ordinance as well as an HOA requirement. If parking on the street during daytime hours, do not obstruct neighbors' egress from their driveway. Do not block sidewalks.
10. Golf carts may be parked in the garage but not on the driveway or street.

GARAGE SCREENS

11. Garage screening shall be subject to approval by the Architectural Control Committee.
12. Garage screens may be installed on the interior or the exterior of the garage door opening.
13. Foldout-style garage screens and garage screens with doors shall be permitted.
14. Garage screen frames must be bronze, white or black in color.

SHEDS

15. Sheds are subject to approval by the Architectural Control Committee.
16. All sheds must be commercially manufactured, with an “A” frame roof and not exceed 8’ W, 10’ L, 8’ H.
17. All sheds must be anchored to either concrete or the ground and constructed according to the manufacturer’s specifications.
18. Sheds shall be styled simply, without decoration or ornate features.
19. Owners shall be solely responsible for obtaining necessary permits and form maintaining compliance with any state, county, city or other governmental entity’s requirement, including but not limited to ordinances and building codes.
20. Sheds should be located at the back corner of a lot, unless the lot abuts a pond. If the shed is on a lot that abuts a pond, the shed must not obstruct the view of the pond for neighboring lots. If the shed is on a corner lot, the shed must not be located on the back corner that borders the road.