

**CURRENT STRAND MASTER ASSOCIATION POLICIES
ENTRANCE TO THE STRAND
(Updated per Motion on 2/13/2013)**

(1) Moving in/out policy:

The Board of Directors for the Strand Master Property Owners Association has changed the Move-In / Move-Out Policy at a duly noticed Board meeting on, October 12, 2011. It was unanimously resolved to clarify the Sunday moving policy as follows:

Commercial Moving Trucks and/or U-Haul type Trucks or Trailers used for the purpose of residential move-in or move-out will be permitted at anytime or any day of the week, providing that the homeowner is present at the time of entry or has registered the movers with the gatehouse.

Please note that per our documents, no commercial truck, trailer or labeled truck or trailer is allowed to be parked on the grass or overnight outside the resident's garage.

(2) Commercial or Motorhome vehicle parking:

Per our documents, commercial or mobile homes, etc. are not allowed to be parked overnight in your driveway. It is a violation of Paragraph 10.03 of the *Declaration of Covenants, Conditions, Restrictions and Easements for Pelican Strand*. The related text of that document reads:

No commercial vehicles, or campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boats trailers, house trailers, golf carts or vans shall be permitted to be parked or to be stored on any portion of the Property except within enclosed garages or areas, if any, designated by Master Association for that purpose.

For the purpose of this Section, "commercial vehicles" shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle.

Please note that the prohibitions on parking contained above shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services or the temporary parking of other vehicles for the loading or unloading of personnel.

(3) Resident Overnight parking:

Per our documents, leaving more **than two vehicles** parked overnight in your driveway is a violation of Paragraph 10.03 of the *Declaration of Covenants, Conditions, Restrictions and Easements for Pelican Strand*. The related text of that document reads:

“Owners shall park their vehicles overnight in their garages. No more than two automobiles or minivans may be parked in a driveway overnight without the written consent of the Master Association.”

(4) Construction and Maintenance Services Vehicle Entry:

The Master Association Board of Directors has received numerous complaints from residents regarding construction work or maintenance work being done on resident’s property on Sundays. The current Strand Master Association policy for construction work and/or maintenance work performed by a contractor on Strand resident’s property is:

Construction contractors, grounds maintenance personnel or other hired workers or construction material deliveries shall be allowed entry/exit to the Strand only between **the hours of 7:30 AM and 5 PM Monday through Saturday. All contractors, grounds maintenance personnel or other hired workers must exit the Strand by 6 PM.**

No entry of the above personnel is allowed on Sunday.

These entry limitations shall not apply to work for emergency repairs.

Please note that Contractors shall only be allowed entry to the Strand if they have legitimate work to perform for a resident or Association.

(5) Deliveries to Residents from Commercial Business:

The Strand Master Association Board of Directors has received numerous questions from residents regarding deliveries to residential units and as such the Board of Directors, at a duly noticed Board meeting on February 13, 2013, has unanimously agreed to clarify the delivery policy as follows:

Deliveries to residential units from a commercial business will be permitted any day of the week between the hours of 7:30 AM and 6:00 PM.

Deliveries from food establishments, UPS and FedEx to residential units are permitted any day of the week and at any time.

If you have any questions regarding these policies or if we can be of further assistance please feel free to contact Cambridge Property Management at 239.249.7000.

Thank you,

Strand Master Board of Directors