

TIDEVUE ESTATES CIVIC ASSOCIATION RULES AS OF JANUARY 8, 2025

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rules Index

Rule 1:	Bulletin Board Outside the Hall	1
Rule 2:	Card Playing and Other Weekly Groups	1
Rule 3:	Distribution of Chemicals	1
Rule 4:	Directors Involvement in Residents Personal Problems	1
Rule 5:	Employee Efficiency.....	2
Rule 6:	Gratuitous Services Performed by TECA Employees.....	2
Rule 7:	Care of Gamble, Egret, and Nature Lakes.....	2
Rule 8:	Boats on the Lake.....	2
Rule 9:	Weed Control-Nature Lake.....	2
Rule 10:	Residential Lot Stake-Outs	3
Rule 11:	Recreation Hall Parking Areas and Common Grounds Parking	3
Rule 12:	Motor Home and Boat Parking	4
Rule 13:	Veterans Park and Kay's Park	4
Rule 14:	Tidevue Estates Emotional Support Animals (ESA) & Service Animals Requirements	5
Rule 15:	Guest- Limitation of Stay	11
Rule 16:	Registration of Occupants.....	11
Rule 17:	Signs	12
Rule 18:	Submitting Complaints	12
Rule 19:	Pool Regulations	13
Rule 20:	Loaning Out of Tables and/or Chairs	14
Rule 20-1:	Tables and/or Chairs Loan Out Agreement	14
Rule 21:	Tools and Equipment	15
Rule 22:	Trailer Loan Agreement, Release and Indemnity Agreement.....	16
Rule 23:	Board Compensation of Volunteer Workers.....	17
Rule 24:	Moving New or Used Mobile Homes into Tidevue Estates	17
Rule 25:	Directors Role in Annual Election	17
Rule 26:	Removal of Money from any Recreation Account.....	18
Rule 27:	Chairpersons	18
Rule 28:	Special Events	19
Rule 29:	Approved Hours for Lawn Mowing or Construction	19
Rule 30:	Use of Kitchen Facilities and Procedures.....	20
Rule 31:	Care of Fruit Trees.....	20
Rule 32:	Residents Buying Breakfast	21
Rule 33:	Buying Property in Tidevue Estates.....	21
Rule 34:	Hurricane Evacuation Guidelines.....	27
Rule 35:	Soliciting	27
Rule 36:	Filing of Liens	27
Rule 37:	Resident Review Committee.....	28
Rule 38:	Schedule of Fines.....	28
Rule 39:	Alcohol Expenses.....	28
Rule 40:	Request Copies of Tidevue Estates Documents	28
Rule 41:	Golf Cart Safety	28
Rule 42:	No Smoking Policy	29
Rule 43:	Activity Form	29
Rule 44:	Event Charges by Non-Residents	30
Rule 45:	Rentals	30

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #1: Tidevue Estates Civic Association, Inc.

BULLETIN BOARD OUTSIDE THE HALL

- No one outside the park shall be allowed to advertise personal items inside the external glass enclosed Bulletin Boards.
- No signs that advertise products or services offered by Tidevue residents are permitted inside the external glass enclosed Bulletin Boards.
- The size of the notices shall be 3 x 5.
- Poster type 8 ½ X 11 notices will not be placed on the Bulletin Board sooner than 30 days prior to the date of the scheduled event.
- Notices will be removed after 60 days unless renewed.
- The date the notice is posted on the Bulletin Board shall be recorded in the upper right hand corner of the notice.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #2: Tidevue Estates Civic Association, Inc.

CARD PLAYING AND OTHER WEEKLY GROUPS

- All weekly groups using the Hall must understand that on occasion when a special event is scheduled, they must cancel their weekly event for that date or use the Activity Room, if available.
- Due to the high cost of air conditioning, all card playing groups that utilize the Hall shall move to the Activity Room during the months of May 1st through November 1st.

Revised and Approved at the Board of Directors Meeting (May 1, 2024)

Rule #3: Tidevue Estates Civic Association, Inc.

DISTRIBUTION OF CHEMICALS

- All chemicals purchased by TECA shall be for the sole use of TECA or for a use specifically designated by the Board of Directors.
- Tidevue will ensure that required documentation will be maintained.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #4: Tidevue Estates Civic Association, Inc.

DIRECTORS INVOLVEMENT IN RESIDENTS PERSONAL PROBLEMS

- A Board Member shall not become involved in personal problems between residents or in situations involving relatives, friends or heirs of residents. Such problems should be resolved by the residents themselves or through their legal representatives.
- If a Board Member elects to become involved on his/her own initiative, the Board Member will not receive the sanction or support of the remainder of the Board.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #5: Tidevue Estates Civic Association, Inc.

EMPLOYEE EFFICIENCY

- TECA employees, after exchanging normal amenities with residents, shall refrain from further discussions and resume assigned duties. Conversely, residents shall refrain from interrupting TECA employees. Residents who have problems that need to be resolved should contact the Board of Directors in accordance with outlined procedures.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #6: Tidevue Estates Civic Association, Inc.

GRATUITOUS SERVICES PERFORMED BY TECA EMPLOYEES

- No member of the Board of Directors shall authorize TECA maintenance employees to perform gratuitous services for property owners. Home and yard maintenance, which includes lake shore weed cutting or clean up of homeowners lots abutting the water are deemed as problems to be resolved by property owners at their expense, if any.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #7: Tidevue Estates Civic Association, Inc.

CARE OF GAMBLE, EGRET, AND NATURE LAKES

- TECA is responsible for algae and weed control where common grounds abut lake waters.
- A licensed professional will be hired to perform these services.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #8: Tidevue Estates Civic Association, Inc.

BOATS ON THE LAKE

- A Tidevue Estates property owner whose property abuts a lake in Tidevue Estates may have a boat of maximum length of 18 ft. on any lake in Tidevue Estates, or may park the boat on their land abutting the lake. Also, a Tidevue Estates property owner who does not have land abutting a lake may have written permission from the property owner who does have property abutting a lake, to park a boat on said property at the edge of the lake. A boat with an outboard motor being used on any lake in Tidevue Estates shall have a maximum rate of 9 ½ horsepower.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #9: Tidevue Estates Civic Association, Inc.

WEED CONTROL-NATURE LAKE

- Since it is the responsibility of Manatee County to maintain weed control measures at the storm drain entrance channel to Nature Lake, Tidevue will refrain from assuming any responsibility in this area and continue to allow the County to fulfill its obligation.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #10: Tidevue Estates Civic Association, Inc.

RESIDENTIAL LOT STAKE-OUTS

- Members of the Board of Directors who perform residential lot stakeout duties for purposes of determining proper locations (setbacks) of mobile homes in accordance with the deed restrictions shall establish and approve a location only if at least three authentic locating points are found. (Stakes or markers from a previous or professional survey).
- It is the responsibility of the lot owner or his/her authorized agent to engage a professional property surveyor to determine the exact location of all four property line stakes before the incoming home can be set up.
- In all instances where a professional surveyor has authenticated all four property line stakes the Board of Directors will establish or recheck, where already set, the location of the set back stakes in accordance with current deed restrictions at no cost to the property owners.
- **The easements per deed restrictions 2.1 and 2.2 are**
 - **5 feet from the front lot line**
 - **5 feet from the rear lot line**
 - **5 feet from any side lot line**
- **The setbacks from front or side streets are**
 - **Former Desoto Section- 7' from street**
 - **Former 1st & 2nd Additions- 11' from street**
- **Setback plus Easement totals are**
 - **Former Desoto Section — 5' + 7' = 12' from street**
 - **Former 1st & 2nd Additions — 5' + 11' = 16' from street**
- **If unsure which section you are in, please inquire in the office.**
- **A signed copy of the approved request will be returned to the resident.**
- **Refer to County Permitting documents**

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #11: Tidevue Estates Civic Association, Inc.

RECREATION HALL PARKING AREAS AND COMMON GROUNDS PARKING

- The parking areas adjacent to the Recreation Hall are provided for the convenience of Tidevue residents and their guests as well as non-residents as they participate in the park's activities during the hours that such activities are scheduled.
- Temporary parking is allowed for guests of residents by obtaining a parking permit from the office or the Director on Duty. Permit will be displayed on dash of vehicle visible from outside the vehicle.
- The Common Grounds are maintained by TECA for the beautification of the park and not to be used as a parking lot.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #12: Tidevue Estates Civic Association, Inc.

MOTOR HOME and BOAT PARKING

- **Motor homes and any boats** - are allowed to park on Tidevue Estates streets for a one-day visitation, not to include hook-up or overnight parking. Park Residents receiving guests who are driving RV's or commercial vehicles must make their own arrangements for parking or storage of their guest's vehicles outside of Tidevue property. However, Residents receiving late evening guests should contact the director on duty or another director, for instructions for storage of vehicles for one night only, providing space is available.
- Overnight parking of guest recreational or commercial vehicles on County roads is in violation of County ordinances and subject to enforcement and penalties.
- **Recreation Vehicles including Motor Homes, 5th wheel trailers and other trailers, parking by Residents on Tidevue county roads and the Residents property is allowed as long as Tidevue cooperates fully with Manatee County ordinance or land development codes.**
 - No service facilities, such as water, sanitary or electrical connections shall be attached, except that a temporary electrical extension may be connected to the vehicle for battery charging; and at the time when ordinary repairs and maintenance is being performed.
 - The parking in a driveway is permitted for a period of time, for the loading and unloading of materials in preparation for a trip or after returning from a trip, provided that such parking in no case shall exceed forty eight (48) consecutive hours nor more than seventy-two hours in any one thirty day period.
- If an extended time is needed, please call the office for a possible rare short extension.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #13: Tidevue Estates Civic Association, Inc.

VETERANS PARK AND KAYS PARK

- Park motor vehicles in paved entrance area only.
- No motor vehicles, except golf carts, allowed in picnic area. Vehicles must be unloaded in designated parking area.
- All garbage and trash generated must be carried away by residents using facilities.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule 14: Tidevue Civic Association, Inc.

TIDEVUE ESTATES EMOTIONAL SUPPORT ANIMALS (ESA) & SERVICE ANIMALS REQUIREMENTS

- Tidevue is a NO-PET community per Covenant Rule 2.16, Residents, Lessees, occupants, visitors and guests are prohibited from bringing pets into the community. ESA's and service animals that are directly related to treating a legal disability are not considered pets and are covered by Federal Fair Housing laws and Florida laws; Owners cannot be discriminated against on this basis, and in some circumstances the Association is required to permit such animals to be maintained in the community.
 - Tidevue Emotional Support/Service Animal Request for Reasonable Accommodation. A request must be made in writing. The Association requests use of the forms provided to assist with avoiding any miscommunications about the request.
 - In some circumstances, the law allows the Association to request written verification from a reliable third party, such as a medical professional, to verify the asserted legal disability and/or the direct disability-related need for the animal. The Association will review the requests on a case-by-case basis, and request additional information when necessary.
 - All approved animals are required to provide proof of a current Manatee County license.
 - All approved animals are required to provide proof of required vaccination.
 - A photo of the Emotional Support Animal (ESA) or Service Animal is requested to assist the Association in identifying the animal should it become loose in the community.
- Registration obtained from the internet IS NOT, by itself, sufficient to establish that a person has a disability need for an ESA or Service Animal.
- A copy of the request form and necessary documents will be maintained in the Tidevue office and be updated annually, if appropriate, along with proper documentation.
- The Association may require that the verification documents be updated periodically, if permitted by law. All new residents, lessees, occupants, visitors and guests are also subject to these requirements.
- If the ESA/Service owner is no longer residing in the home or there is no longer a disability-related need for the animal, the ESA/Service Animal no longer has proper validation to reside in the home.
- All animals must comply with Manatee County Animal Ordinances.
- A person with a Service animal or ESA is responsible for their animal.
- It is important that the owner be a "Good Neighbor" and clean-up after their ESA or Service Animal and keep their animal leashed and under their control at all times.
- **A leashed animal must not be allowed on private property.**
- ESA/Service Animals are to be kept off other Tidevue resident's property.
- Failure to comply with these regulations will result in fines/enforcement by Tidevue Rule #38 "Schedule of Fines" and subject to Manatee County Animal Ordinances..
- It is against the law to falsely claim a disability in order to receive an ESA accommodation according to Florida's Fair Housing Laws effective July 1, 2020. (Florida Statutes, Section 817.265 and Section 413.08(9).)

The form attached will be provided to someone requesting an ESA or service animal.

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

REQUEST FOR ASSISTANCE/EMOTIONAL SUPPORT ANIMAL ACCOMMODATION

The Association's rules and regulations prohibit animals in the community. The Association understands that if certain circumstances are met, the Association is required to make an exception to its animal restrictions as a reasonable accommodation to a legal mental or physical disability pursuant to applicable state and federal fair housing laws. Please review this document and the attached information, and let the Association know if you have any questions.

In the event the person's disability or the disability-related need for the animal is not readily apparent or known, pursuant to the law, the Association is permitted to request written verification of the disability. The Applicant shall provide supporting information to establish that the person meets the legal definition of disability, and/or that there is a direct disability-related need for the animal. Supporting information shall be provided in the manner, or by a person, authorized by Section 760.27(2)(b) or (c), *Florida Statutes* by a practitioner or provider that has personal knowledge of the person's disability, and is acting within the scope of his or her practice to provide supporting information.

The association is NOT requesting details about the diagnosis or severity of the asserted disability, or any medical records be provided, but you may provide it voluntarily in your own discretion. Any information that you choose to voluntarily provide will be kept confidential and will not be accessible by other lot owners or third parties unless they need the information to make or assess the decision to grant or deny a reasonable accommodation (for example, legal counsel for the Association) or disclosure is required by law (for example, a court-issued subpoena).

Please note that it is now against the law to falsely claim a disability in order to receive an ESA accommodation. We note the following, from amendments to Florida's Fair Housing Laws effective July 1, 2020:

Section 817.265, Florida Statutes, which establishes that it is a second degree misdemeanor to falsify information or written documentation, to knowingly provide fraudulent information or written documentation for an emotional support animal, to knowingly and willfully make misrepresentations as having a disability or disability-related need for an emotional support animal, or making misrepresentation as being otherwise qualified to use an emotional support animal.

Also note that Section 413.08(9), Florida Statutes, states that "a person who knowingly and willfully misrepresents herself or himself, through conduct or verbal or written notice, as using a service animal and being qualified to use a service animal or as a trainer of a service animal commits a misdemeanor of the second degree".

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Your physician or other licensed medical professional familiar with you and your disability must

1) use the attached form **on their letterhead**, or
2) provide a letter with the required information. If the person providing the verification wishes to send a letter on their letterhead, the United States Department of Housing and Urban Development has indicated that the best practice for the health care professional providing the verification letter to provide the following information:

- The patient's name
- Whether the professional currently has a professional relationship with the patient involving an asserted disability or disability-related services
- Verification of the type or identification of animal that is sought to be approved.
- Verification that the asserted condition meets the definition of a legal mental or physical disability. In the fair housing context, a disability is generally defined as a mental or physical impairment that substantially limits one or more major life activities, such as seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning, speaking or working. See the HUD guideline for additional information.
- Verification that the animal provides emotional support and/or performs at least one (1) task or service that is directly related to the asserted mental or physical disability and alleviate a symptom or effect of the disability, and not merely as a pet. The direct relationship to the disability must be verified.
- If the animal requested is other than an animal commonly kept in households (dogs or cats), additional information may be required to be provided pursuant to the HUD guidelines.

The Board of Directors, following receipt of this request and supporting documents, shall review the request and determine if a reasonable accommodation should be made. The unit owner or potential guest will be notified of the Board's Decision.

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Owner/Resident Requestor:

I hereby request that the Association provide a reasonable accommodation to its Rules and Regulations regarding pets and allow me to reside with and use an Assistance Animal or emotional support animal in all areas of the premises where persons are normally allowed to go, unless doing so would impose an undue financial and administrative burden, or would fundamentally alter the nature of the housing provider's services.

By submitting this request, I acknowledge receipt of the applicable Rules and Regulations for animals, which have been provided to me.

Signature _____

Printed Name _____

Unit # _____

Phone Number _____

Email Address _____

The Association requests that you fill out the information below to provide additional information about the animal. This form is not required for processing the request, but it will be helpful to the Board if you voluntarily provide it. The Applicant named below requests that the Association grant a reasonable accommodation on the basis of an asserted legal mental or physical disability, and requests an exception the Declaration which prohibits or limits pets in the community.

1. APPLICANT'S NAME: _____

2. APPLICANT'S ADDRESS (OR PROPOSED ADDRESS) IN THE COMMUNITY:

3. APPLICANT'S ADDRESS, IF NOT YET OCCUPYING UNIT IN THE COMMUNITY:

4. APPLICANT'S PHONE NUMBER: _____

5. APPLICANT'S EMAIL ADDRESS: _____

6. UNIT OWNER NAME (IF DIFFERENT FROM APPLICANT):

7. Please provide a description of the animal and other information that will help identify the animal, and attach a photo if possible. If the animal be is approved, this information will be very helpful for the Association to identify the animal should it become loose in the community:

Animal's Name: _____ Type of Animal (dog, cat, etc.): _____

Breed: _____ Color: _____

Weight: _____ Sex: ☐ Male ☐ Female

Photo attached: _____

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

8. Include copies of all up to date vaccines/shots and Manatee County Animal License.

You will be notified if additional information is needed. If the animal is approved, you will be notified. The animal will be subject to reasonable rules and regulations regarding the maintenance of the animal in the community in order to ensure that the accommodation remains reasonable and to assist you with any questions you may have. See attached rules.

APPLICANT'S SIGNATURE

DATE

PRINT APPLICANT NAME

Mail / Scan and Email / or Fax the completed form and any attachments to:

Mail: Tidevue Estates, 4214 11th St Ct E, Ellenton, FL 34222

eMail: Testates011@gmail.com

Fax: 941-722-7071

For Board Use Only: DECISION: ☐ APPROVED ☐ DENIED

BOARD MEMBER'S SIGNATURE

DATE

PRINT BOARD MEMBER'S NAME

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Reasonable Accommodation Form

The following questions are intended to assist with determining the need for reasonable accommodation for an Assistance Animal or emotional support animal for a resident of our community. According to the 2020 amendments to Florida's Fair Housing Laws, effective July 1, 2020, you must have **personal knowledge** of the person's disability and be acting **within the scope of your practice** to provide the supporting information regarding the disability. Furthermore, you are advised of the following, also effective July 1, 2020:

A person who falsifies information or written documentation, or knowingly provides fraudulent information or written documentation, for an emotional support animal . . . or otherwise knowingly and willfully misrepresents himself or herself, **through his or her conduct or through a verbal or written notice**, as having a disability . . . or **being otherwise qualified to use an emotional support animal**, commits a **misdemeanor of the second degree**.

Please note that this is **not a request for details about the individual's medical condition** beyond that necessary to verify the need for an accommodation:

1. The patient's name is _____
2. I have a professional/medical relationship with the patient involving an asserted disability or disability-related services: Yes _____ No _____
3. I have recommended that the following animal be approved:

4. Does the person seeking to use and live with the animal have a disability, which is defined by fair housing laws as a physical or mental impairment that substantially limits one or more major life activities, including but not limited to caring for one's self, performing manual tasks, walking, seeing, hearing, learning, or working?
Yes _____ No _____
5. Does the requested animal provide emotional support and/or perform at least one (1) task or service that is directly related to the asserted mental or physical disability and alleviate a symptom or effect of the disability, and not merely as a pet. Yes _____ No _____

To be completed by the Medical/Professional Person providing the above information:

I assert that the information contained in this request accurately represents my medical or professional opinion and is true and correct.

Signed _____

Printed Name & Title _____

Area of Specialty to Opine on the Disability _____

License Number _____

Address _____

Phone Number _____

Date _____

***Please provide the above documentation, to be completed and signed by a physician or other health professional. According to the 2020 amendments to Florida Statutes noted above, your medical provider must have "**personal knowledge** of the person's disability and is acting **within the scope of his or her practice** to provide the supporting information."

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #15: Tidevue Estates Civic Association, Inc.

GUEST- LIMITATION OF STAY

- Any guest who stays more than 30 days is considered an occupant and must register with the Office as an occupant. All occupants must meet the age requirement as outlined in our Covenants, ARTICLE II, Sections 2.18.1 and 2.18.2.
- Any extended stay due to special circumstances must have prior approval by the Board of Directors.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #16: Tidevue Estates Civic Association, Inc.

REGISTRATION OF OCCUPANTS

- Only renters/occupants must register in the office within 48 hours of arrival.
- Renters must abide by the same Deed Restrictions and Board Rules as the owners and it is the **owner's responsibility to inform** their tenants of the Deed Restrictions and Board Rules.
- **The Association may deny registration for any person whose occupancy will violate the Protective Covenants, these rules or the other Community documents.**
- Registration of the renters/occupants shall expire upon the date set by the Association representative, the date disclosed in the registration form, or otherwise provided by the Community documents or these rules, whichever shall first occur.
- Copy of Registration card below:

Tidevue Estates Civic Association, Inc.

RENTER REGISTRATION CARD – YELLOW CARD

Renter Resident Card

Date: _____	Full Time_____	Seasonal_____
Tidevue Address: _____		
Renter's Name: _____		
Owner's Name: _____		
Renter's Birth Date: Mo. _____	Day _____	Year _____
Renter's Phone Number: _____		
Renter's Email: _____		
Date Leaving Tidevue: _____		
Permanent Residence, (if applicable): _____		

Alternate Home Number: _____		
License Plate: _____		
Car Make & Model: _____		
Emergency Contact(s) & Phone Number(s): _____		

Signature: _____		

COPY OF DRIVER'S LICENSE MUST BE INCLUDED.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #17: Tidevue Estates Civic Association, Inc.

SIGNS

- For purposes of maintaining attractive, clutter-free entrances, no signs such as “For Sale”, “For Rent”, etc. may be posted at the various entrances. The only exceptions to be granted are a sign for the yearly Bazaar Sale and signs for the seasonal monthly Pancake Breakfasts or any other event sponsored by TECA.
- The “For Rent”, “For Sale”, and “Open House”, signs will be confined to the property of the home involved.
- Yard sale and carport signs will be allowed for one 48 hour period.
- Small directional signs to a sale will be allowed on streets within the park provided the signs are removed immediately after the sale is over
- No vehicles with or without a “For Sale” sign may be parked at any entrance.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #18: Tidevue Estates Civic Association, Inc.

SUBMITTING COMPLAINTS

- Residents must submit their complaint in writing with signature to the office.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #19: Tidevue Estates Civic Association, Inc. POOL REGULATIONS

HOURS: 8:00 A.M. TO DUSK YEAR ROUND

- THIS IS A PRIVATE POOL AND ONLY TIDEVUE RESIDENTS AND THEIR GUESTS ARE ELIGIBLE TO USE THE POOL.
- USE OF POOL BY GUESTS:
 - The pool will be open to guests during regular hours.
 - Children under 16 years of age must be properly accompanied by and properly supervised by adults with whom they are visiting.
- GENERAL RULES
 - ALL RESIDENTS AND GUESTS MUST SIGN REGISTER ON THE POOL SIGN-IN SHEET.
 - All persons must shower with soap and remove all sunscreen before entering the pool.
 - No glass containers, food, alcohol, or smoking (including e-cigarettes) in the pool area.
 - TECA is not responsible for loss or damage of personal effects at pool area.
 - Residents and guests must leave the pool during electrical storms.
 - No running, diving, or jumping in the pool area.
 - For your safety, please do not swim alone.
 - If you are using sunscreen, cover lounge chair with a towel.
 - Personal flotation items such as noodles, water wings or life vests for individuals that are not adept at swimming or floatation are allowed in the pool area. Rafts, inner tubes, etc are NOT permitted. Throwing any items in the pool area is prohibited.
 - Residents are asked to be tolerant of guests of all ages enjoying use of the pool during their short visit with family.
 - Do not enter Hall or the shuffleboard courts in bathing attire.
 - All persons using pool do so at their own risk. TECA is not responsible for any accidents or injuries.
 - If the weather forecast is 70 degrees or above at noon, the pool will be open.
 - If the weather forecast is below 70 degrees at noon, the pool will remain closed.

Revised and approved at the Board of Directors Meeting (January 8, 2025)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #20: Tidevue Estates Civic Association, Inc.

LOANING OUT OF TABLES AND/OR CHAIRS

The practice of TECA loaning out tables and/or chairs (no blue chairs) for the use of resident conducting social functions or garage sales shall be subject to the following guidelines.

- The form printed below (Rule#20-1) must be filled out at the office designating the number of tables and/or chairs required four days prior to the date of the event. A copy will be given to the Resident and Director of Maintenance.
- During park wide yard sales, resident will be limited to 2 tables each.
- The residents requesting tables and/or chairs must make their own arrangements for pick-up and return. However, pick-up and return must be made during the hours of 8:00 AM-8:30 AM, Monday through Friday.
- Tables and/or chairs must be returned the following working day after the function has ended.
- Residents are liable for any damage to tables and/or chairs.
- The tables and chairs shall not be removed from Tidevue.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #20-1: Tidevue Estates Civic Association, Inc.

TABLES AND/OR CHAIRS LOAN OUT AGREEMENT

Name: _____

Address: _____

Phone Number: _____

Date Required: _____

Number of Tables Requested: _____

Number of Chairs Requested: _____

No blue padded chairs are to leave the hall. Make all arrangements with the office personnel.

I have read the TECA policy concerning above.

Signature: _____

FOR OFFICE USE ONLY

Director approval: _____

Copy to Rec. Hall Maintenance Man: _____

Date Returned: _____

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #21: Tidevue Estates Civic Association, Inc.

TOOLS AND EQUIPMENT

All tools and equipment necessary to properly maintain the buildings and grounds were purchased by TECA for the sole use by its employees. The practice of loaning out tools and equipment to residents often resulted in inconveniences for our maintenance personnel. At times, the whereabouts of certain tools were unknown or not returned in a reasonable length of time, or returned in a damaged condition or not returned.

It is expected that the residents possess their own assortment of tools and equipment necessary to maintain their home and yard. However, the board is agreeable in allowing residents to borrow specific tools to supplement their own as described in the policy procedure outlined below:

1. The following items only will be available for loan out, if not in use at the time of request:

a. Wheelbarrows	f. Animal Traps
b. Post Hole Diggers	g. Pitch fork
c. Pole Pruning Saw	h. Sledge Hammer
d. Pry bars	i. Pick Ax
e. Scythe	j. 2 Wheel Dolly
2. Water valve turn off/on implement- 30 minute time limit.
3. Residents must sign our authorization sheet before item is released by maintenance personnel.
4. Items must be returned by the following work day. If the shed is closed, return to office during scheduled hours and leave your name.
5. Residents are responsible for any damage or breakage of items and must repair or replace, if necessary.
6. Items needed by residents must be picked up and returned by resident. A maintenance worker will check them out and also check item in when returned.
7. Use of the specific loan out items is at the resident's risk. TECA assumes no liability in case of injury. Safety is the responsibility of the user. Users shall be required to execute the release form provided by the Association prior to being able to use such items.
8. If the "loan out" provisions are abused, the privilege afforded by the Board will be discontinued.
9. No Power Tools or ladders will be loaned out.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #22: Tidevue Estates Civic Association, Inc.

TRAILER LOAN AGREEMENT, RELEASE AND INDEMNITY AGREEMENT

Name of Borrower			Date	
Address			Unit	
City	State	Zip	License Number	State

I hereby acknowledge receipt of a utility trailer from TECA (the Owner) on a gratuitous basis, and understand that the trailer is to be used ONLY for the purpose of transporting personal goods within the confines of Tidevue Estates Civic Association, Inc.

I agree to return the trailer promptly and in the same condition as when initially received. I further agree not to retain possession of the trailer overnight and not to permit any individual to ride in the trailer at any time. I will return the trailer by 5:30 pm. If returning after 12 pm, I will contact the Director on Duty to make arrangements.

I hereby agree to assume any and all liability arising out of the use of said trailer and to hold owner harmless from any liability arising out of its use. I understand that I am responsible for all damage to the trailer arising out of my use.

I hereby acknowledge receipt of above described equipment on temporary loan basis; agree to return same in as good condition and repair as it is now at the date and time specified.

In consideration for the loan of said equipment, I agree to indemnify owner and hold owner harmless from all claims, liability, loss, or damage arising from or in connection with my use of said equipment, or any loss, damage, injury, or other casualty to me or to any other party or persons, or any property, resulting from my use or condition of said equipment.

I further agree to indemnify and hold owner harmless against all actions, proceedings, claims, demands, losses, damage or expenses, including reasonable attorney fees, which owner may incur in defending or prosecuting any proceedings or actions or claims in consequence of or arising in any way out of my use or condition of said equipment.

Signature: _____

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #23: Tidevue Estates Civic Association, Inc.

BOARD COMPENSATION OF VOLUNTEER WORKERS

- This policy prohibits monetarily compensating a volunteer worker.
- Tidevue routinely pays individuals and businesses from outside the park to perform work for us. If a resident is as qualified as the outside vendor to perform that same job, they may be hired and paid by TECA.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #24: Tidevue Estates Civic Association, Inc.

MOVING NEW OR USED MOBILE HOMES INTO TIDEVUE ESTATES

- Any new or used mobile home being moved into Tidevue Estates must meet the current H.U.D. standards, as well as the requirement of the Deed Restrictions of Tidevue Estates.
- The owner of the home must submit blue prints or sketches of the home to the Board of Directors for approval prior to the purchase. Once approved a new home deposit of \$1,000.00 must be made and will be held in escrow until everything is completed to the satisfaction of the Board of Directors. The value of the mobile home shall be equivalent to or better than the existing homes that are in the same area.
- The existing home and out buildings must be completely removed and the lot cleared before a new unit can be put in place. The owner must inform the Board when the new home will be delivered. The home cannot be stored on public streets, in the parking lot or public areas in Tidevue Estates.

Revised and approved at Board of Directors Meeting (May 1, 2024)

Rule #25: Tidevue Estates Civic Association, Inc.

DIRECTORS ROLE IN ANNUAL ELECTIONS

- To eliminate the possibility of a conflict of interest or possible impropriety, the following code of ethics shall be adhered to by all Directors and spouse.
 1. No electioneering in the voting area whether inside or outside the building.
 2. No involvement in actual vote counting.
- All Directors shall maintain a posture of neutrality, if the residents of Tidevue are to have confidence in our election procedures.
- Also, prospective candidates for office shall conduct themselves in a manner that is fair and ethical.
- To be fair to all candidates, there will be no campaigning until after the November TECA meeting when all candidates are introduced.
- No campaigning at Tidevue social events
- **For the harmony of the park, no federal, state, county or local political signs or flags may be displayed.**

Revised and approved at Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #26: Tidevue Estates Civic Association, Inc.

REMOVAL OF MONEY FROM ANY RECREATION ACCOUNT

REQUEST FOR CHECK Date _____

Payable to: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Amount \$ _____ Charge to Account Number: _____

Or Charge to: _____

For: _____

REQUESTED BY	APPROVED BY	CHECK ISSUED BY
		CHECK NO.

- The person requesting a withdrawal from the account must obtain a check requisition from the office which is then returned with the signed approval of the responsible officer as designated by that recreational activity.
 - Example: Shuffleboard Club, Golf league, Dances, etc.

To all activity chairpersons

- Please notify the office in writing the names of the persons authorized to approve withdrawals from your activity account
- Capital expenses must have Board approval.

Revised and Approved Board of Directors Meeting (May 1, 2024)

Rule #27: Tidevue Estates Civic Association, Inc.

CHAIRPERSONS

- Some activity/event chairpersons are of the opinion that the event chairperson supersedes the authority of the Director in charge of the activity/event. **This is not the case.**
- The Director appointed by the President of the Board to oversee an activity/event, has the final authority.
- The Chairperson of the event shall provide the maintenance staff with a diagram of the room setup at least three days prior to the event.
- Sound system volunteers need to be notified three (3) days prior to an event.
- Place diagram on the clipboard in the electrical room.

Revised and approved Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #28: Tidevue Estates Civic Association, Inc.

SPECIAL EVENTS

- For memorial/bereavement functions, residents or family may request the use of the hall and/or pavilion for special events and may do so without charge. Requests must be made in writing with a diagram of the setup 24 hours prior to using the area.
- The setup for any other private activity will be the responsibility of the resident.
- The resident shall be responsible to see that the area used is left clean and as found.

Revised and approved Board of Directors Meeting (May 1, 2024)

Rule #29: Tidevue Estates Civic Association, Inc.

APPROVED HOURS FOR LAWN MOWING OR CONSTRUCTION

- No building or mowing by contractors will begin before 8:00 A.M. or after sunset from Monday through Saturday.
- Emergency work only on Sundays.

Revised and approved at Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #30: Tidevue Estates Civic Association, Inc.

USE OF KITCHEN FACILITIES AND PROCEDURES

- Article XII Standing Rules Section 1 of the by-laws must be followed. It states: No member, group, committee or other person or entity, may have any activity which requires or suggests any consideration or donation using any of TECA's facilities or assets unless it has been previously approved in writing by the Board of Directors.
- Keys to the kitchen must be handed out only by the office staff or kitchen chairperson.
- The key must be returned immediately after the event.

All rules for kitchen must be followed:

1. The term "event" means dinners, special breakfasts, banquets, dances, pot lucks, Bazaar, shows, movie night and any other use that requires opening the kitchen door, even for access to water and/or ice.
2. All events will be scheduled with the Tidevue Estates Activity coordinator.
3. It is the responsibility of the chair of the event to contact the Kitchen Committee at least three (3) weeks prior to the event.
4. Arrangements will be cleared and followed through with the assigned Kitchen Committee representative.
5. A maximum of \$2.00 per person will be deposited in the kitchen account for kitchen supplies and updating kitchen necessities. This fee applies to all events unless otherwise deemed unnecessary by the Kitchen Committee as falling outside normal use.
6. It is the responsibility of the Chair of the Event to ensure that the Kitchen is properly cleaned to the Kitchen Committee's standards within 24 hours after the event.
 - The remaining money will be deposited to the sponsoring Tidevue Activity Account which may be used for future dinner/social expenses, if needed. The Kitchen Committee and the Chair of the event will work together in preparing for the event.
 - The Kitchen Committee representative will be in charge of the kitchen use. When ordering supplies, food or whatever is needed for the event; the Chair of the Event will work with and follow the instructions of the assigned Kitchen Committee member.
 - In order to follow state-mandated health and safety guidelines, the Chair of the Event will follow the kitchen committee representative's instructions.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #31: Tidevue Estates Civic Association, Inc.

CARE OF FRUIT TREES

- As a follow through of Protective Covenant 2.11, the following Rule #31 concerns care of fruit trees.
- All Residents must care for fruit on and around their fruit trees before they leave for their other residence. The trees and the area around the trees must be completely clear of fruit.
- If this is not accomplished, the park employees will care for the disposal at a charge of \$35.00 per hour.

Revised and approved Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #32: Tidevue Estates Civic Association, Inc.

RESIDENTS BUYING BREAKFAST

- If a resident wishes to pay for Saturday Breakfast for the entire Hall in celebration of an event, the cost will be \$2.00 per person or the assigned rate by the kitchen chairperson.

Revised and approved Board of Directors Meeting (October 4, 2023)

Rule #33: Tidevue Estates Civic Association, Inc.

BUYING PROPERTY IN TIDEVUE ESTATES

- A person must first own and be residing in that home in Tidevue before a second home in Tidevue can be purchased by that owner.
- A Resident owner shall be permitted to own or otherwise control no more than two (2) units in the Association. The resident must occupy one of those units; only one of the two units may be rented out.
- All by-laws, deed restrictions, protective covenants, policies, rules and regulations must be completely followed by all renters. Owners are responsible to inform all renters of all areas mentioned above. There will be no exceptions to this policy.
- This revised policy is in effect from February 12, 2001. All Tidevue owned properties preceding the amendment passage will be grandfathered in according to the previous policy.
- It is noted that all properties changing owners must be pre-approved. Application forms are available in the office.
- If you are a current owner and you are selling your property in Tidevue and buying a new property in Tidevue, you must fill out an application packet and be pre-approved before closing.

Revised and Approved Board of Directors Meeting May (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

THIS PAGE WAS INTENTIONALLY LEFT BLANK

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Tidevue Estates Civic Association

Application to Purchase/Occupy a Mobile Home in Tidevue Estates

List each applicant(s) name (as will be listed on Deed):

Name	Phone #	Birth Date	Email Address
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Applicant's Current Address (must be completed):

Street _____

City _____ State _____ Zip code _____

Occupancy of a home in Tidevue Estates is subject to prior approval by Tidevue Estates Civic Assoc. Inc., a resident owned Park, housing for older persons.

Tidevue Deed Restrictions require that: Each dwelling shall be occupied only by a single family, and its' guests. At least one occupant shall be 55 years of age or older and no permanent resident shall be under 50 years of age.

A copy of driver's license, picture ID#, or birth certificate will be required for proof of age.

No pets are allowed in Tidevue Estates.

This application covers two methods for acquiring a home in Tidevue Estates. **Check one.**

☐ Purpose to purchase home at _____

OR

☐ Propose to occupy home at _____ which was acquired by gift, devise, inheritance or other transfer. If this is an application to occupy a home acquired by gift, devise or inheritance, attach a copy of the legal instrument by which title was received.

Will the applicant(s) be (Check One): ☐ Full Time Resident ☐ Seasonal Resident ☐ Other
*Explain Other _____

List everyone who will occupy the home:

Name _____ ☐ Owner ☐ Non-Owner

Date of Birth: _____ Verified by: ☐ DL or ☐ BC Phone #: _____

Vehicle Make & Model _____ License Plate #: _____

Name _____ ☐ Owner ☐ Non-Owner

Date of Birth: _____ Verified by: ☐ DL or ☐ BC Phone #: _____

Vehicle Make & Model _____ License Plate #: _____

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Emergency Contacts & Phone Numbers:

Name: _____ Telephone # + area code _____

Name: _____ Telephone # + area code _____

Has the applicant(s) previously been or is a current owner at Tidevue Estates: ☐ Yes ☐ No

If **yes**, is the applicant(s) currently a: ☐ Full Time Resident ☐ Seasonal Resident ☐ *Other

*Explain Other: _____

If **yes**, identify address and dates of occupancy:

Address _____ Date _____

Address _____ Date _____

Stipulations

- Tidevue Estates is governed by deed restrictions, by-laws and rules and regulation concerning the use of homes and park property.
- Tidevue Estates has a yearly HOA fee due on January 1 of every year.
- Owner cannot lease or rent a property for less than (3) three months and cannot rent through a third party. Owner is required to have renter complete a rental form in the office and provide proper ID within 48 business hours of arriving. Owner is responsible to ensure renters follow all of Tidevue rules.
- There is a \$150 Estoppel Fee upon closing.

By signing this application you:

- Agree to abide by all applicable deed restrictions, by-laws and rules and regulations.
- Acknowledge that Tidevue Estates Civic Association, INC has 10 business days to consider this application after it is received by the Board of Directors, and that occupancy of the home before approval of this application will result in disapproval of the application.
- Providing email addresses gives Tidevue Estates permission to send emails to owners.
- To facilitate consideration of this application, applicant represents that all information is factual. Any falsification or misrepresentation of the facts in this application will result in an automatic rejection.

Signature _____ Date _____

Signature _____ Date _____

FOR OFFICE USE ONLY

RECEIPT: Received by: _____ Date: _____

☐ Approved

☐ *Disapproved

*Reason _____

Signature _____ Date _____

TIDEVUE NO-PET POLICY

Potential Homeowners:

Please be advised that Tidevue Estates has a NO-PET POLICY.

No pets are allowed in Tidevue per Section 2.16 of the Covenants, Tidevue Estates Civic Association, Inc.

Applicant is aware that any falsification or misrepresentation of this fact will result in automatic rejection of this application

_____ Initial here indicating that you understand our Tidevue No-Pet Policy

_____ Initial here indicating that you understand our Tidevue No-Pet Policy

Please print:

Applicant's Last Name: _____

First Name: _____

Applicant's Last Name: _____

First Name: _____

Tidevue Address: _____

Phone Number(s): _____

Signature: _____ Date: _____

Signature: _____ Date: _____

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

THIS PAGE WAS INTENTIONALLY LEFT BLANK

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #34: Tidevue Estates Civic Association, Inc.

HURRICANE EVACUATION GUIDELINES

1. THE HALL IS NOT AN AUTHORIZED OR DESIGNATED HURRICANE SHELTER. WE SUGGEST THAT YOU USE ONE OF THE DESIGNATED PUBLIC SHELTERS.
2. If you choose to stay in this facility you must register when you arrive and follow these listed guidelines.
3. **SPACE IS LIMITED.** You are allowed an air mattress, full size or smaller, lounge chair or cot but not any two of the above. Bring only necessities, warm clothing, blankets, and water.
4. 11:00 PM to 6:00 AM lights out and quiet time. The televisions in the Hall will be left on mute.
5. The Hall will be used for setups. No setups in the Activities Room, Library, on the stage, Exercise Room, Laundry Room or Craft Room. Activities Room will be used for activities, games and socializing.
6. Residents will need to provide necessities for themselves and their guests. Our lounge chairs are for Tidevue residents first.
7. NO DOUBLE PARKING next to the building.
8. Directors and maintenance personnel will control Air Conditioners, televisions, lights, and ceiling fans.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #35: Tidevue Estates Civic Association, Inc.

SOLICITING

- There will be no businesses soliciting within the confines of Tidevue Estates by its residents or others. This means door to door, in or around the hall or the recreation area.

Revised and approved Board of Directors Meeting (May 1, 2024)

Rule #36: Tidevue Estates Civic Association, Inc.

FILING OF LIENS

- This procedure complies with Florida Statute 720.3085 and with Tidevue Estates Civic Association, Inc. Declaration of Protective Covenants, Article Three.
- When a homeowner's assessment account becomes sixty (60) days past due, the Association will start the lien process to file a lien against the property to secure payment.
- By registered or certified mail, a letter will be sent to the homeowner explaining that a lien will be placed on the property if the full amount is not paid within forty-five (45) days from the postmark date. A copy of the letter will be sent by regular mail. If the homeowner is out of the United States, the letter may be sent by regular mail only. The letter will be sent to the address on file in the Tidevue Estates office.
- After the lien is fully satisfied, a lien release will be filed with Manatee County

Revised and approved Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #37: Tidevue Estates Civic Association, Inc.

RESIDENT REVIEW COMMITTEE

- All fines against owners and suspension of amenity use rights will be imposed in accordance with Florida Statute 720-305(2) (b), after a hearing before a fining committee with not less than 14 days' notice.

Revised and approved Board of Directors Meeting (May 1, 2024)

Rule #38: Tidevue Estates Civic Association, Inc.

SCHEDULE OF FINES

- The fine listed below is the maximum "per occurrence" for violation of the indicated rules and do not supplant or diminish any civil or criminal penalties, which may result from the prohibited activity.

VIOLATION	MAXIMUM FINE PER OCCURRENCE
Rule or Covenant Violation	\$100.00 per day

- All rule violations may be subject to \$100 per day fines.
- See Florida Statute 720.305 (2) for limit of \$1,000 in the aggregate.
- Any fine for a violation that reaches \$1,000 may become a lien against the lot, and may be foreclosed upon by the Association in the manner similar to an assessment lien foreclosure.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #39: Tidevue Estates Civic Association, Inc.

ALCOHOL EXPENSES

- Tidevue Estates will not pay for or reimburse any person or group for alcohol served at any event.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #40: Tidevue Estates Civic Association, Inc.

REQUEST COPIES OF TIDEVUE ESTATES DOCUMENTS

1. A resident may request by email or in writing for access to the official records for the purpose of obtaining copies, excluding personnel or legal documents that are protected from viewing by the membership. The Association may comply with the request by making an appointment for the person making the request to review Association documents and identify which documents they would like copies, or by providing a copy of the requested documents.
2. As per Chapter 720, we will have up to 10 business days to provide access.
3. It would be appreciated if requests be limited to no more than one a month.

Approved at the Board Meeting (May 1, 2024)

Rule #41: Tidevue Estates Civic Association, Inc.

GOLF CART SAFETY

- For the safety of Tidevue Residents and guests, only individuals with a driver's license are allowed to drive golf carts in Tidevue.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #42: Tidevue Estates Civic Association, Inc.

NO SMOKING POLICY

- No smoking in the hall, the parking areas, the pavilion, the sidewalks around the hall or at any activity, inside or outside. This includes no vaping or cigar smoking of any kind.
- A designated smoking area is provided between the maintenance building and recycling area.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #43: Tidevue Estates Civic Association, Inc.

ACTIVITY FORM

Name: _____

Address: _____

Phone #: _____

Name of Event: _____

Date of Event: _____

Time of Event: _____

CHECKLIST:

____ Submit your request in writing to the Activity Director.

____ Activity Director has submitted it to the Board of Directors for approval.

____ Activity has been approved by the Board of Directors.

____ If your event requires the use of the Kitchen – contact kitchen director.

____ Only the Chairman of the event shall communicate with the maintenance staff for set-up, if needed.

____ A diagram of the set-up needs to be given to the activity director.

List Committee Members below:

Revised and approved at the Board of Directors Meeting (May 1, 2024)

TIDEVUE ESTATES CIVIC ASSOCIATION RULES

Rule #44: Tidevue Estates Civic Association, Inc.

EVENT CHARGES BY NON-RESIDENTS

- At scheduled events, non-residents may incur an additional charge determined by the event chairperson.
- At ticketed events Tidevue residents have priority of purchasing tickets for the first week of sales.

Revised and approved at the Board of Directors Meeting (May 1, 2024)

Rule #45: Tidevue Estates Civic Association, Inc.

RENTALS

- **Rentals cannot be leased or rented for less than three (3) months.**
- **Owners cannot rent through a third party, such as AirBNB or any other similar platform. AirBNB and any similar platform are businesses and therefore cannot operate in Tidevue Estates. This includes Rental Agencies and Real Estate Agents. (Covenants, Article Two; Section 2.5)**
- It is the responsibility of the homeowner to ensure that renters follow all Tidevue rules.
- No subleasing of units.
- Owners are legally required to register their rentals with the state of Florida at the Florida Department of Revenue and Manatee County.
- Renters must come to the office within 48 hours of arriving and fill out the renter card information for each person staying and supply current driver's licenses for each person staying.
- Renters must call the office when they have vacated the rental property.

Revised and approved at the Board of Directors Meeting (May 1, 2024)