

June 2024

RULES & RESTRICTIONS

TIGER LAKE HOMEOWNERS ASSOCIATION INC.

GULF BREEZE, FL

No Parking allowed in The Street After 9 PM Or Before 9 AM For Residents Or Their Guests. No Parking On Sidewalk Or Grass At Any Time. No Trailers, Motor Homes, Boats, Bicycles, Motorcycles, Etc., Or In The Driveway. Tiger Lake Drive Is A Private Road And The HOA Has A Right to Tow Cars that are Not Abiding By The Rules.

***PETS:* All Pets (Dogs And Cats, Or Any Other Animals That Are Acceptable Per The Restrictions) Are To Be On A Leash When Outside The Home. Pet Owner Is Responsible For Clean Up After Pets. It Not on A Leash Or You Do Not Pick Up Poop You may Be fined \$100 Per Incident.**

As of June 19, 2024, Additional Pet Guidelines Adopted:

DANGEROUS DOG BREEDS: Any dog breed deemed as dangerous or aggressive by local authorities or recognized organizations shall not be permitted within the community premises. This includes, but is not limited to, breeds such as Pit Bulls, Rottweilers, Doberman Pinschers, German Shepherds, American Bulldogs, Bullmastiffs, Chow Chows, Presa Canario, and Cane Corso.

LARGE DOG BREEDS: Owners of large dog breeds exceeding the 45-pound weight limit, as determined by the homeowners' association, must adhere to additional safety regulations. Proper containment measures, such as secure fencing or leashes, should be implemented to prevent any potential incidents. Owners/renters who owned these dogs before this revision are grandfathered in.

An Owner is prohibited from renting to anyone who has a dog that meets these criteria.

COMPLIANCE: Residents are required to provide documentation certifying the breed and size of their dog upon request by the homeowners' association. Failure to comply with these restrictions may result in a fine or other appropriate action as outlined in the HOA Rules & Regulations. The HOA will abide by Florida Statute Chapter 760 and Americans with Disabilities Act. The new Rules regarding dog breeds shall go into effect immediately.

Trash Cans Are To Be Kept In The Garage Except On Trash Days (Monday And Thursday). Trash Cans Are Not To Be Placed On The Street Until After 5 PM The Day Before And Put Back In The Garage As Soon As Possible On The Day Of Pick Up. Do Not Place On The Grass. Please Do Not Place Trash Cans Out Early.

No Fishing Around The Lake. Banks Are Soft And The Fishing Lines Are Costing \$1300 Per Issue To Fix The Fountains. People From Other Subdivisions Should Not Be On The Property Around The Lake Unless With A Homeowner And Definitely Not Allowed To Fish.

No Children Under Twelve (12) Are Not Permitted Around The Lake Without Adult Supervision.

No Roller Blading, Skateboarding, Skating, Scooters, Or Bicycles Are Allowed Around The Lake. This Area Is Homeowners Back Yard - Be Considerate.

No Wood Burning Fire Pits.

No Basketball Courts.

No Air B&B, Yearly Rentals Only/No Sub Leasing, No Monthly Or Month To Month Rentals.

Vehicles Of Any Kind With Exposed Ladders, Construction Equipment Or Debris Are Not To be Parked On Street Or Driveways Overnight.

THERE IS AN ARCHITECTURAL COMMITTEE FOR ANY OUTSIDE CHANGES TO PROPERTY. Request for All new Roofs, painting, fencing; any exterior changes to home, must be submitted in advance to www.epmfl.net/arc

Tiger Lake Website: <https://www.tigerlakehoa.com>