

Prairie Creek Park Property Owners Association



Prairie Creek Park, Punta Gorda, FL

Rules & Regulations

Effective: September 11, 2025

Prairie Creek Park Property Owners' Association
Rules and Regulations
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INTRODUCTION

These Rules and Regulations are intended as a supplement to the governing documents of the community. Please note that in addition to the Rules and Regulations set forth herein, the Association is also controlled by the Governing Documents including, the Declaration of Covenants and Restrictions, OR BK 494, PG 86, as amended; the By-Laws, and the Articles of Incorporation. Please make sure you have reviewed all the Association's Governing Documents to understand your rights and obligations thereunder. The Association's governing documents can be found on the website at myppm.net.

All Rules and Regulations are above and beyond Federal, State and Local laws and ordinances. As a Florida HOA we can have more restrictive rules than government demands, we cannot have less than that which is asked/demanded of us. Please familiarize yourself with all applicable land use laws and these Rules and Regulations.

The Deed Restrictions and Rules and Regulations are important to our neighborhood. By following these we are able to

- maintain an aesthetic cohesion,
- increase property values,
- confirm structural and landscaping changes don't negatively impact the environment or pose safety hazards, and
- promote neighborhood harmony through cooperation, a senses of community and respect.

Should you have any questions regarding the Rules and Regulations or if you have a question about a matter pertaining to the community, please contact Palmer Property Management at ppm@myppm.net or by phone at 941-875-9273. You are always welcome to contact a PCP POA Board Member..

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Lot Use:

All lots shall be used for single family residential purposes. No commercial trade or business which increases road traffic shall be operated on a lot.

Lawns and Landscaping:

- A. Each lot is to have a landscaping plan to include landscaping within 25 feet of the home.
- B. Each lot shall have a watering system capable of keeping the grass sufficiently irrigated within 25 feet of the home.
- C. Lawns shall be cut on a regular basis and kept in a green and well-maintained condition within 25 feet of the home.
- D. Dumping of yard and animal waste is prohibited in Common Areas and conservation or wetland areas.
- E. Maintenance of landscaping and improvements on a lot shall be maintained, repaired or replaced by the owner of the lot. Each owner shall keep and maintain improvements and landscaping in a neat and healthy condition.
- F. Shrubs must be a minimum 24" in height provided they are in a three-gallon container at the time of planting (may be taller or larger container).
- G. All landscaping, including the grass within 25 feet of a building, shall be kept as befitting a high-quality lawn and any plants, grass, shrubs, etc. that might die or become other than luxuriant and well-formed shall be promptly replaced.

Architectural Standards:

A Maintenance:

The Owners shall maintain their own lots and keep them in a clean and well- maintained condition.

- All building(s) and other structures shall be maintained in a like-new condition and shall be kept freshly painted.
- No trash pile or abandoned or inoperable motor vehicles or other machinery shall be allowed to be placed or remain on a lot within view from the street.
- Roof shingles should not have visible mold on them and there should be no bare patches.
- Metal roofs must have no visible rust.
- Paint should not have multiple colors bleeding through of old colors.
- Soffits should not be falling down or be in disrepair.
- There should be no peeling or deterioration.

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- Any home or outbuilding should not look weathered.
- If requested by the board, homes and outbuildings should be refurbished to meet all cosmetic specifications in appearance so as to appear unblemished from its original state.
- Fences should be kept in like new condition and should stand vertical from the road. The following will be a violation:
 - a. Three or more broken slats,
 - b. Fences that are leaning,
 - c. Painted fences that are peeling on three or more slats,
 - d. Visible mold on PVC or similar style on three or more slats,
 - e. Excessive weeds or invasive vegetation growing out from the fence.

B. Construction:

No dwelling house, or other house or structure shall be erected on a lot until the plans and specifications, including: (1) the site plan, have been submitted to and approved by the Association and (2) the Construction Form, attached as Exhibit A, prior to commencement of a project.

1. Repairs made where there is no change to the appearance of the construction (i.e. same roof material or same paint colors) do not need a Construction Form completed and submitted.
2. Documents for Approval: In addition to the Construction Form, the Association requires the Owner to submit additional documentation in support of its application for approval as set forth herein:
 - a) Residential Home Structures: Submit plans as stated on Association ARB form.
 - b) Outbuildings/sheds/garages/barns/run-ins and other structures such as pools:
 - 1) For or ALL TYPES of Outbuildings/sheds/garages/barns/run-ins and other structures, not including the primary house, Owner shall submit a site plan showing the following:
 - Show existing buildings or structures including sidewalks, patios, driveways, pools, etc. if applicable.
 - Location and size of shed (length, width, height).
 - Provides dimensions from all property lines to outbuildings (refer to Setback on page 5).
 - Show and label new or existing fencing or shrubs which will be used to provide screening of outbuildings. Show the distance from the screening to the outbuildings, if applicable.
 - Outbuildings/sheds/garages/barns/run-ins are required to be screened from the front and along the adjacent side property line if the outbuildings/sheds/garages/barns/run-ins is not located directly behind the house.

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- 2) For **CONSTRUCTED/BUILT** outbuildings/sheds/garages/ barns/run-ins and other structures not including the primary house, Owner shall also submit a copy of proposed work for construction which includes:
- The foundation and floor plans
 - Identify floor type
 - Provide roof framing and connectors/straps
 - Show front, side and rear elevations
 - Identify all materials
 - Indicate window and door types
 - Show typical wall section
 - Provide details and notes as required
 - Anchors/tie-downs required
- 3) For **PRE-FABRICATED** Outbuildings/Sheds/Garages/Barns/ Run-ins and other structures not including the primary house, Owner shall also submit a copy of Mastered design/shop/installation drawings/tie down specs with licensed Florida Engineer's seal and the contractor license number (#).

3. Limitations on Outbuildings/sheds/garages/barns/run-ins and other structures:

Placement must be approved by the Board of Directors before installation.

The following limitations apply to ALL outbuildings/sheds/ garages/barns/run-installed by an Owner:

- a) Must comply with the required setbacks set forth in the governing documents (refer to Setback on page 5, Section F).
- b) Must be placed in the rear or side yard. Other placement is possible based on the property layout (i.e., Scrub Jay conservation requirements) and subject to board approval.
- c) Are required to be screened from the front and along the adjacent side property line if the outbuildings/sheds/garages/barns/run-in is NOT located directly behind the house.
- d) Must be placed a minimum of five (5) feet from the primary residence, garage, or other structure.
- e) May only be erected on a lot that contains a primary residential structure
- f) Must be the same, or complimentary color, as the main house and have complimentary visual appearance to the main house.
- g) Height of outbuildings/sheds/garages/barns/run-ins and other such structures shall not exceed 29 feet measured from its lowest point of contact with ground to the point of the highest eve.

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- h) Owners may install one outbuilding/shed/garage/barn/run-in or other such structure for each acre owned.

C. Contractors:

All builders and contractors performing work on a lot must be licensed in Charlotte County and adequately insured.

1. Construction is limited to the hours of 7:00 AM to 6:00 PM.
2. No construction shall be permitted on Sundays or the following holidays: New Year's Day, Easter, Thanksgiving and Christmas.

D. Culverts:

All driveways, or areas that access a lot, must install a culvert to protect the integrity of the swales per the guidance below.

1. All culverts necessary for property access shall be furnished, installed and maintained by the property owner. Replacements of culverts are also the responsibility of the property owner UNLESS the POA deems it necessary to alter the culvert for compliance to our approved drainage plan.
2. Per the Master Drainage Plan of June 11, 2002, submitted by AMS Engineering and Environmental, Inc. the following was adopted: "The flow invert (inside bottom of the culvert) will be determined based on the location in the swale. The flow invert of the culvert should be set as the proposed invert of the swale.
3. A minimum of 10' on either side of the proposed driveway culvert should be constructed to the proposed swale grade if the proposed driveway culvert is to be installed in a location where proposed swale has not been completed to the recommended grades.
4. Elliptical culverts are to be used to provide more flow area at lower elevations, using 4:1 mitered end sections on all driveway culverts to improve the efficiency of flow through the culverts and maintenance of the roadside swales.
5. No owner shall install a culvert or fill-in a swale without prior written approval from the board.
6. Owners should submit an Architecture Review Board (ARB) application for culvert replacement or when installing a new driveway.
7. Culvert plans should include **cement aprons with tapered ends.**
8. Submit an ARB for board approval. It is recommended you contact the Chair of the Architecture Review Board prior to submitting an ARB application to ensure the dimensions are correct.

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E. Driveways:

Driveway should be concrete, macadam, gravel, pavers or other materials as may be developed.

F. Fences:

1. Perimeter fencing, if any, on or near the side lot lines of the subject property shall have a minimum of 2 1/2 inch creosoted, or pressure treated posts with four strand wire.
2. Heavier fencing may be installed.
3. New fencing along the front shall be behind the utilities. Sides and rear fencing can conform to the property line.

G. Paint:

Paint on the exterior of homes and other buildings on a lot must be kept in clean and like new condition.

1. **Preapproved Colors:** All pre-approved colors do not need further approval of from the Association. Owners can find the pre-approved color wheel at the POA management office.
2. **Non pre-approved Colors:** Use of any colors that are not pre-approved as stated above must be submitted to the board on an ARB application for approval prior to painting.
2. **Touch up painting** is considered part of maintaining the house and does not require board approval.

H. Roof Pitch:

Homes and outbuildings shall have a minimum roof pitch of 4" of rise in 12" of lateral run.

I. Setbacks:

1. No portion of any house, appurtenance, pond or out-building shall be less than 50 feet from the front line of any lot, 50 feet from the rear lot easement line or 25 feet from the side of any lot.
2. NO burial of organic debris within the setback area of the property.

J. Water Wells, Lakes or Ponds:

1. The digging or drilling of water wells, small lakes or ponds is prohibited in the Common Area.

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2. No wells, small lakes, or ponds shall be drilled or installed on any lot without prior approval of the Association.
- 3 Filling "in" a lake or pond must be approved by the board and must identify the intended "fill".
- 4 Owner shall submit plans and specifications to the Association for review and approval, using the ARB applications.
- 5 All applicable state and county permits need to be obtained for digging of any wells, small lakes, or ponds.
- 6 The Association requires compliance with setbacks for approval (refer to Setback on Page 6, Section F).

NON-CONSTRUCTION

Animals:

No animals, birds or reptiles of any kind shall be kept, bred or maintained for a commercial purpose.

- A. No animal, bird or reptile shall be kept in such a manner as to constitute a nuisance.

Animal nuisance includes, but is not limited to the following:

- Excessive noise
- Excessive odor
- Violation of any county ordinance
- Aggressive behavior

- B. Only one horse per each acre of land in a lot shall be kept by a lot owner.

- C. Owners should comply with County Ordinances and Zoning requirements for any and all animal limitations.

Clothes Drying Areas:

All clothes drying lines or devices must be used and placed so that they are not visible from the adjoining properties or roads.

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Drain Pipes:

Drain pipes that exist on an owner's property cannot extend off of the property into common areas, including greenbelts, swales and canals, without board approval. Any washout created is the responsibility of the lot owner and will need to be repaired as expeditiously as possible.

Flags: Flags shall be permitted pursuant to Florida Statutes.

Firearms or Weapons:

No firearms or weapons of any type are to be discharged in the Common Area, on the greenbelts or trails at any time.

- Firearms and weapons must be used responsibly and in compliance with local and state regulations on any landowner's property.
- Hunting is NOT permitted in the Park.
- The Association has authorized hog trappers; no other trappers have authorization.

Garbage Containers:

All garbage or trash containers must be placed so that they are not visible from the adjoining properties or roads, unless set out for pick up. Trash pickup is on Fridays, except for holidays. All trash cans should be removed from the curb by Sunday night.

Horseback Riding:

Horseback riding is allowed and encouraged on the common areas. A homeowner shall be present for any guests while riding.

Motorized Vehicles:

Only motorized vehicles conducting POA business are permitted to be on the greenbelts and horse trails.

Nuisance – Noise or Activity:

No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done on any lot that may be or may become an annoyance or a nuisance to the neighborhood.

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Pollution:

In the interest of public health and sanitation, a Lot shall not be used for any purpose that would result in the pollution of any waterway that flows through or adjacent to such property by refuse, sewerage, animal manure or other material that might tend to pollute the waters or any such stream or streams, or otherwise impair the ecological balance of the surrounding lands.

Recreational Vehicles:

RVs, travel trailers, motor homes and any other recreational vehicles stored or occupied are acceptable under the conditions below. If there are exceptions, board approval will be required.

- Occupied vehicles may only be placed upon any lot where a home already exists.
- For overnight occupancy, vehicles shall not remain occupied more than seven (7) consecutive nights.
- Stored vehicles may be stored only on a lot with an existing home and should be placed where it is out of sight from the road, as much as possible.

Septic Systems:

Homeowners must maintain their septic systems in accordance with reasonable standards to prevent damage to surrounding lots and common areas.

Signs and Displays:

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 12" X 18" in size advertising the property for sale or for rent.

Signs do not include either a Temporary Celebratory Announcement or a Property Protection Notice.

- A. **Temporary Celebratory Announcement** is defined as a notice to celebrate a personal event such as a graduation or a birthday provides said announcements are may only be posted on a Lot for a period of no more than thirty (30) days.
- B. **Property Protection Notice** is defined as a notice to protect the property rights of owners for their lots and include notices such as "No Trespassing", "Private Property", "Beware of Dog" and "No Berry Picking"
- C. Any owner desiring to post a Temporary Celebratory Announcements or Property Protection Notices must comply with the following:
 - Obtain the prior written approval of the Board of Directors prior to posting the Temporary Celebratory Announcement or Property Protection Notice on the Lot. If written approval is NOT granted, the Board of Directors will be removed without notice.
 - The size of the sign may not exceed 12" x 18" in size.

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- May NOT contain vulgarity or obscenities of any kind. The Board of Directors shall be the final arbiter as to whether a Temporary Celebratory Announcement or a Property Protection Notice contains vulgarity or obscenities of any kind.
- All signs must be kept in like new condition.

Temporary Buildings:

No temporary buildings or structures shall be erected without prior approval of the Board.

- Tents are not to be erected for live in purposes.
- Overnight tents for kids/scouts do not need Board approval.
- Tents for weddings or family gatherings for a weekend are appropriate use of the land and do not need Board approval.

Nothing Follows