



*Gulf Harbors Condominium, Inc.*

4703 MARINE PARKWAY · NEW PORT RICHEY, FLORIDA 34652 · (727) 848-0198

April 1, 2026

*RE: Revised and Approved Ground Rules and Regulations*

Attention all Gulf Harbors Condominium Inc. Owner-Members.

On March 26, 2026, the Board of Directors of Gulf Harbors Condominiums Inc. voted unanimously to approve the proposed new Ground Rules and Regulations. To allow Members time to review and comply with the new Rules and Regulations there is a 30-day grace period. These updated rules will come into effect May 1, 2026.

Please use this grace period to review and comply with the new guidelines.

All Seasonal Residents - Please note Item #3 to remove all furniture, planters and personal items before leaving due to potential hurricane and other inclement weather events.

The Association appreciates your cooperation and patience during the transition to improve the appearance of our community.

Thank you

Gulf Harbors Condominium, Inc.

Board Approved- March 26, 2026

## C – Landscaping and Planting

### (1) General

- a. On common ground, in-ground planting may only be done by approved volunteers, approved contractors and grounds committee.
- b. All outdoor decorations, planters, and furniture must be clean, free of rust.
- c. Broken pots must be disposed of or replaced.
- d. The potted plant area must be kept neat and clean.
- e. Planting any type of herbs or vegetables is not permitted on GHC grounds.
- f. Residents are not permitted to have any water fixtures or fountains.
- g. Residents are not permitted to have any personal items or furniture on common grounds.
- h. All hoses must be kept neat on their holders. [Replace hoses when cracked or broken].

### (2) Planting

- a. *Each unit is allowed two planters for potted plants, with the following restrictions.*
  - i. The container permitted is 16 inches in diameter. [larger planters are not allowed]
  - ii. Container must be a purchased receptacle specifically made for plants. [Example no plastic containers or coffee cans]
  - iii. No potted plant shall exceed 3 feet in height, including the planter height.
  - iv. Broken or faded planter pots must be removed **or** replaced with new pot.
  - v. All planters that are empty, plants have died or turned brown have to be removed.
  - vi. Artificial or silk flowers are permitted, but must be replaced when they get faded or dirty.
  - vii. 1st floor units can place their (2) planters on their patio area and must still follow the guidelines for planters.
  - viii. 2nd floor or higher units are not allowed to place furniture or planters on walkways or hang them on buildings or railings. This is due to fire regulations, requiring clear spaces.

### (3) Seasonal Residents

- a. All outdoor furniture, planters and personal items **must be removed** before leaving your condo for the season. This is due to hurricane and other inclement weather events.

### (4) Décorations [including for holiday decorations]

- a. Only two decorations may be placed per unit. Do not use any adhesive (tape) on rails, etc. Twist ties, zip ties are recommended.
- b. Decorations must not exceed 3 feet in height.
- c. Inflatable decorations that contain electrical wires, are not permitted.

- d. Nothing should be attached to the exterior building walls or lamp posts.
- e. Residents' personal decorations must be kept neat and clean. Once they become rusted and / or faded, they must be removed or replaced.
- f. Holiday decorations may be put up three weeks prior to the holiday and should be taken down two weeks after the holiday.

**(5)** Due to **Fire Marshall Regulations**: Walkways, outdoor furniture including chairs, patio tables, plants, bicycles, and any other personal items are not allowed to obstruct walkways.

**(6)** Violations- residents will be given 2 warnings for rules violations. They will be given 10 days to rectify the situation. After the 10 days, grounds committee will remove the item\,s, and report the violation to the board of directors. The item\,s will be held for 30 days. If not collected by the resident, the item\,s will be disposed of.