

ROSEATE COURT ASSOCIATION Inc.

WELCOME GUIDE

ROSEATE COURT
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PELICAN COURT

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1. INTRODUCTION

Welcome to the Roseate Court Association (RCA) at Perico Bay Club (PBC). The President and Board of Directors welcome you. Enjoy the sunshine, beautiful lakes and landscaping, walking and biking trails, bird sanctuary and all of the activities that Perico Bay Club has to offer. More importantly, we hope that you meet your neighbors and make lasting friendships.

This guide is meant to help you become more familiar with your Association and we hope that you find it useful. Please feel free to contact our President or any member of the Board of Directors if you have questions.

RCA comprises 54 individual homes and is governed by a Board of five directors comprising a President, Vice President, Treasurer, Secretary and Director at Large. The RCA Board meets monthly at the Perico Bay Club clubhouse from November through April, and all owners are welcome to attend in person or via Zoom.

The Board is assisted in its work by a management company which collects our HOA fees and assists with administration.

Monthly HOA fees are set by the RCA board at the beginning of each year and are paid monthly by all 54 units to RCA. The monthly fees cover General Liability Insurance for structural damage caused by fire/hurricane (not the contents), flood insurance for structural damage, landscaping and irrigation, our pool, water, sewage, and trash, Spectrum cable TV and internet, etc. A proportion of the monthly fees are paid directly on to the Master Board of PBC, to cover the costs of the clubhouse, security, shared infrastructure etc.

2. IMPORTANT INFORMATION

WEBSITES

There are THREE helpful websites for information:

a. ROSEATE COURT ASSOCIATION - www.roseatecourt.com

Under “Association’ you will find:

- Board of Directors
- Documents
 - o Articles of Incorporation
 - o Bylaws
 - o Declaration of Covenants
 - o Amendment to Declaration of Covenants & Restrictions
 - o Rules and Regulations
 - o Paint Specification - Forms
- Forms
 - o Flood Policy Assignment
 - o Sales or Lease Application
- Financials
- Meeting Minutes
- Estoppel Requests (where to send)
- Reimbursement Request Form

The most recent Wind Mitigation Forms are also listed, along with other information.

b. PERICO BAY CLUB - www.pericobclub.com

We encourage you to register for a user account at www.pericobclub.com. At the top of the page, click on “Members”, then click on “Register” to complete the requested information. Your PBC ID and password will be mailed to you. Here you can expect to find the following information:

- Information about PBC
- Calendar of events
- Current information regarding resident services
- Clubhouse rentals
- Gatehouse system and information
- Kayak berths
- PBC Directories of residents by street or last name.
- Publications of PBC newsletters

This is a comprehensive site maintained by Sunstate Association Management Group. Information regarding our specific association is here as well as a link to the Perico Bay Club website.

c. GATEHOUSE - <https://pericobay.gatehouseportal.com/>

New Residents - please call **941-896-8459** or stop by the Gatehouse to get your Gatehouse PIN and Username.

PBC has security 24/7. The gatehouse is manned 7am until 11pm 7 days a week. From 11pm -7am electronic access is maintained and visitors will be required to stop at the kiosk and either scan an E-PASS or engage a remote agent by pressing the button. (The E-PASS system is the preferred method as we are charged each time the remote guard is engaged.)

Owner Access

Vehicles **with** resident or renter decals can always enter through the right lane at any time. Vehicles **without** decals must enter through the left lane, stopping to check-in at the Gatehouse.

Two gate entrance decals are available per unit. To obtain a decal for your automobile (including rental cars for owners) see the PBC property manager, Nicole Banks, Tuesday afternoons (12:00 -2:00pm) at the Clubhouse.

Visitor Access

The Gatehouse must be notified of all expected visitors, including service representatives or deliveries not on the Green List. (The Green List is a compilation of vendors including FedEx, UPS and USPS that frequently come to PBC and it is included on the PBC website under info.). Instructions to enter visitors are [here](#).

3. OTHER INFORMATION

FORMS WHICH YOU MAY FIND USEFUL

1. [Kiosk Activation & Visitor E-Pass Instructions](#)
2. [Approved Paint Colors](#)
3. [PBC Phone and address directory](#)
4. [Application to Buy/Lease](#)
5. [Rules and Regulations \(pages 1 to 7\)](#)
6. [Architectural Standards \(pages 8 to 16\)](#)
7. [Architectural Change Request \(page 17\)](#)
8. [Landscape Recommendations \(pages 18 and 19\)](#)
9. [Personal Information Release for Electronic Communications](#)

ACTIVITIES

Check this website (www.pericobclub.com) for various activities for the community.

- a. Contract Bridge and Duplicate Bridge Games
- b. Chair Yoga
- c. Aerobic Drumming
- d. Mahjong
- e. Tennis
- f. Pickle Ball
- g. Poker
- h. Balance Class
- i. Water Aerobics

BICYCLE REGISTRATION

PBC has begun a bicycle registration program to help in identifying lost or stolen bikes, abandoned bikes or bikes involved incidents. The data will be stored in the gatehouse security system.

To register your bicycle, go to the PBC website. Click on the info tab to open the Bicycle Registration tab. Fill out the form and follow the prompt to submit it. A registration sticker will be mailed to you.

BOATS

No boat shall be kept upon a lot unless within an enclosed garage.

CABLE TV AND INTERNET

As of January 25, 2023, an agreement with Spectrum provides:

- a. Spectrum TV Select, HBO, Cinemax, plus 1FREE Spectrum Receiver and 1 FREE Digital Video Recorder.
- b. Spectrum Internet Ultra with home WIFI equipment, including 1 FREE Modem and Router.

These are included in your monthly maintenance fees. For additional services, contact Spectrum at 833-416-0868.

DELIVERIES

Deliveries are allowed entry only Monday to Friday 8am-5pm. Only RCA's President can override this rule.

DWELLING MODIFICATIONS

Prior to making any modifications in the exterior design or appearance of a unit, a detailed written application must be submitted to the Architectural Review Committee (ARC). Modifications are to include all external aspects including front courtyards, read decks, windows, sliders and doors. The ARC shall have up to 30 days to approve or disapprove the application. See forms.

ELECTRONIC COMMUNICATIONS

The RCA email list provides access to the monthly PBC newsletter, special announcements, and informational notices. To have your email address added to this list, please complete the Personal Information Release included with forms.

FACEBOOK

Perico Bay Club has its own Facebook page (link [here](#)). Residents can post beautiful photographs and comments on this page.

FACILITIES

Common Properties are for the use of owners, guests and renters. Any damage to Common Properties or equipment caused by any resident or his/her guest shall be repaired at the expense of the owner involved.

FENCE, CLOTHESLINES, EXTERNAL ANTENNAS

Fences, clotheslines and exterior antennas are not permitted.

GUESTS

All units are to be used for single-family residential purposes with only one family per unit.

HOA DUES

Our property management company, Sunstate Association Management Group www.sunstatemanagement.com will send the owner a payment coupon book for **monthly** dues. You may also choose to process your payments through an electronic transfer of funds from your bank. For more information, contact the RCA Property Manager:

Nicole Banks, Director of Operations
Sunstate Association Management Group
941-870-4920 ext. 204
nicole@sunstatemanagement.com
5602 Marquesas Circle, Suite 103
Sarasota, FL 34233

INSURANCE.

The monthly maintenance fee paid by all RCA homeowners includes the premiums for two different insurance policies.

- a. General Liability Property - this coverage is generally for structural damage caused by fire, tornado or hurricane.
- b. Flood Insurance - this coverage is for structural damage caused by rising water and is operated by FEMA.

The RCA Board selects and negotiates coverage and costs with the aid of a reputable insurance agent.

Please note that you, as the homeowner, are responsible for insuring all of your interior improvements, contents and personal property. A summary of the coverages provided by RCA is on our website.

KAYAK BERTH RENTALS

Located at the PBC Clubhouse, kayak berth rentals are available for an annual fee. To rent a kayak berth, an application is required. Call the PBC property manager to request a form or inquire about availability.

LANDSCAPING

Lawns, shrubs and trees are maintained by our landscape company and are included in your monthly maintenance fees. The homeowner is responsible for replacing front, rear and side yard landscaped or planted areas. Both the PBC and RCA websites have the list of suggested replacement trees, shrubs and plants. Replacement requires landscape coordinator approval.

PAINT

Attached [here](#) are our approved Paint Specifications.

PEST CONTROL

RCA employs two companies to control pests and termites. The external services they provide should keep pests under control.

- a. Hughes carries out a quarterly treatment for subterranean termites by inspecting the green bait traps located around the outside of your home and provides insurance for subterranean termites.
- b. Massey sprays externally every quarter for pests.

If you have an issue, you can call them.

Call **Massey** Pest Control Services : 941-465-4973
Interior pest control is on an as-needed basis.

Call **Hughes** Exterminators for **termite issues**: 941-748-2260

POOL

The pool/spa are only for residents, renters and guests living on Roseate, Ibis and Pelican Courts.

PBC MASTER ASSOCIATION MEETING

The PBC Master Association meets the 2nd Tuesday of each month at 10:00 am in the Clubhouse. Resident owners are welcome.

ROSEATE COURT HOMEOWNERS ASSOCIATION

The RCA Board of Directors meets monthly from November through April and other times when needed, either in the main clubhouse or via Zoom. Residents are encouraged to attend. Meeting dates are sent out via email.

RECYCLING

Currently, the city of Bradenton has removed the blue recycling containers from PBC and is “single streaming” household trash and recyclables at PBC. If you choose to recycle, the dumpsters are located nearby on the north side of the Palma Sola causeway near the picnic tables. Contact the city of Bradenton for more information.

RESIDENT DIRECTORY

There is a PBC residents directory which is updated annually. Click [here](#) to submit your contact information to the PBC directory. By submitting this form, you voluntarily submit your phone contact and address information to the PBC directory. A printed copy of the directory may be purchased.

RULES AND REGULATIONS

A full list of our rules and regulations can be found [here](#) and include topics such as violation and enforcement, facilities, temporary structures, signs, solicitation, lot maintenance including courtyards, guests, pets, nuisances, vehicles and parking and residential use (leasing).

TRASH

Pick up is included in your monthly HOA fee and is provided by the city of Bradenton (not Manatee County) on Tuesday and Friday. Place the large green container at the end of your driveway without blocking the roadway. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on any lot, except building materials during the course of repair of any approved structure.

VACATING YOUR UNIT

Many owners will vacate their homes for several months at a time. If you are planning to be away for more than a few days please:

- a. All outside furniture, planters, garden hoses, etc., must be put away when leaving your home for any length of time especially during hurricane season. Do not leave any movable items on your back deck front patio or driveway.
- b. Turn your water supply off at the main valve, see below.
- c. Do not leave any perishable food in your unit.
- d. Consider employing a home watch company to take care of your unit in your absence.

WATER AND SEWER

These are included in your monthly maintenance fees. You will not receive a water or sewer bill. When leaving for an extended period of time, you must turn off your outside water main. The water main shut-off valve is located on the outside of your villa and could be on your neighbor's side of the unit. You should clearly mark your valve with your unit number.