



PROPERTY OWNER'S ASSOCIATION, INC.
P.O. Box 881
Sanibel, Florida 33957

GUIDELINES TO BEACH PATHS AND USE OF GOLF CARTS, PARKING FOR PRIVATE PARTIES, ETC.

At its May 7, 2018 meeting, the Board of Directors decided it was necessary to note certain interpretations of our Deed of Restriction ("DOR") which have developed over the years, but which Boards have not deemed necessary to incorporate in changes to the DOR, which process is cumbersome. Please remember that the DOR is a contract with which all lots owners must comply. It is for all of our benefits, so please make sure that you and your guests become familiar with the DOR.

BEACH PATHS: There are four beach paths in our subdivision. For reference, please consult the maps at the end of the DOR.

The East Path runs from the East Tennis Court along the property line with the Seaspray Subdivision to the beach. It incorporates an easterly portion of Lot 1E. It is not golf cart accessible and is shared with residents of Seaspray.

The Mid East Path, accessible by golf cart, consists of easements from Lots 8 & 9 to the beach..

The Mid West Path, accessible by golf cart, consists of easements from Lots 18 & 19 to the beach. It has a boardwalk over an area where alligators are known to roam.

The West Path is Lot 25A which is accessible by golf cart to the bayou. There are racks for storage of kayaks and canoes. This path also connects to the bridge over the bayou to the beach, but the bridge is not accessible by golf cart.

GOLF CARTS: The Board has determined that in order to preserve the peaceful and quiet environment of Gulf Ridge, the use of golf carts and similar personal vehicles in Gulf Ridge is limited to those that are silent and electric or battery powered. Owners of vehicles located in Gulf Ridge as of May 7, 2018 that do not qualify for use in Gulf Ridge are exempt from this restriction.

Apart from signage, there are two teepees located on the Mid East and Mid West Paths. Golf carts are not permitted beyond those locations. At no time can golf carts operate on the beach proper. Care should be exercised when parking golf carts to avoid loose soil as the carts will get stuck.

When operating on Joewood Drive and Buckthorn Lane, operators should not speed or operate in a careless fashion. DUI laws are enforceable in Gulf Ridge.

SWIMMING POOLS: There are two swimming pools for use by Gulf Ridge members, one at the east end and one at the west end. The swimming pool in the middle of Joewood Drive is privately owned by certain Gulf Ridge members and not available for general use. Please follow the rules posted at each pool. After using pool furniture, please return same to their original positions. The rest rooms have a combination entry code which can be secured from SanCap Management at 239.472.2255. Please do not give this code to your landscapers or other workers as past experience has proven quite messy.

TENNIS COURTS: There are three tennis courts for use by all members, two at the west end and one at the east end. Again, the tennis court in the middle of Joewood is private and for use by members of the middle pool only. One court at the west end and one court at the east end are lined for pickleball play as well. There is also a basketball backboard and hoop in each court area. If tennis players use pool furniture on tennis courts, the furniture must be returned to its original position after play is completed.

GARBAGE AND VEGETATION PICKUP: There is pickup of garbage and vegetation each Monday and Tuesday respectively. The material can be put out the afternoon/evening of the day before pickup. The containers used must be removed no later than 24 hours after pickup. Vegetation must be properly bundled for pickup and not loose.

WORK DAYS AND HOURS: No work shall be performed outside the home on Saturdays or Sundays except in emergency situations approved by the Board. During weekdays, work outside the home shall be limited to 7:30 AM to 5:00 PM. If interior work is performed during weekends or outside of the hours of 7:30 AM to 5:00 PM on weekdays, all commercial vehicles shall be parked on the owner's property and not on the streets or common areas of Gulf Ridge.

PARKING: Apart from the provisions of Section 13 of the DOR, the Board has adopted a policy on parking for private parties having 19 or more cars. In such cases, the cars shall be parked by a parking vendor approved by the Board with the parking of cars on one side of Buckthorn and/or Joewood on the road surface only. SanCap Management can provide a list of approved vendors.

RENTALS: There shall be only one rental per year for a minimum of 30 days.

QUESTIONS: If you have any questions, please contact SanCap Management. Please keep this synopsis available for all those in your household and guests.