

## **OWNER POLICY GUIDELINES**

Revised 1-20-2024

<b>Board of Directors 2023</b>		<b>Term Expiration</b>
<b>President:</b>	<b>Robert Sinkiewicz</b> 24633 Canary Island Court # 101 Bonita Springs, FL 34134 <a href="mailto:Robert.sinkiewicz@comcast.net">Robert.sinkiewicz@comcast.net</a>	<b>2025</b>
<b>Treasure:</b>	<b>Stu Reid</b> 24654 Canary Island Court #202 Bonita Springs, FL 34134 <a href="mailto:Stu.reid@1979@gmail.com">Stu.reid@1979@gmail.com</a>	<b>2025</b>
<b>Secretary:</b> <b>Director ARC</b> <b>Committee</b>	<b>Linda Ellenbogen</b> 24623 Ivory Cane Drive #102 Bonita Springs, FL 34134 <a href="mailto:lmehp@rcn.com">lmehp@rcn.com</a>	<b>2026</b>
<b>Director:</b> <b>Building Maint.</b> <b>Committee</b>	<b>Bob Maynes</b> 24651 Canary Island Drive # 202 Bonita Springs, FL 34134 <a href="mailto:bobmaynes13@aol.com">bobmaynes13@aol.com</a>	<b>2025</b>
<b>Director:</b> <b>New Owner</b> <b>Committee</b>	<b>Hank Rakov</b> 24637 Ivory Cane Drive # 201 Bonita Springs, FL 34134 Cell: 508-317-0124 <a href="mailto:hankrakov@comcast.net">hankrakov@comcast.net</a>	<b>2026</b>
<b>Director:</b> <b>Landscape</b> <b>Committee</b>	<b>Bob Sontag</b> 24655 Canary Island Ct. #102 Bonita Springs, FL 34134 <a href="mailto:bobsontag@comcast.net">bobsontag@comcast.net</a>	<b>2026</b>
<b>Director:</b> <b>Communications</b> <b>Committee</b>	<b>Doug Green</b> 24632 Ivory Cane Drive #202 Bonita Springs, FL 34134 <a href="mailto:dfgreen07@aol.com">dfgreen07@aol.com</a>	<b>2026</b>

### **UNIT KEYS:**

**The Association must retain a duplicate key or pass-key or lock combination to all residential units.**

No unit owner, tenant or lessee shall alter any lock, nor install any new lock, without notice to the Association or its Property Manager, and must promptly provide the Association with a new key when this occurs. All unit owners, tenants or lessees must also cooperate with the Association in providing a written list of all persons that have been given a key to their unit and have been authorized to access the unit. Florida State law requires the sprinkler units in EACH unit must be inspected. This is usually done in

## Palm Colony - Guidelines

February. In addition, should a leak, sprinkler head malfunction, or other emergency occur access to a unit is essential.

### **SHUTTING OFF YOUR MAIN WATER SUPPLY:**

Whenever you leave for 24 continuous hours or longer you are requested to shut-off the main water valve in the utility room.

### **OWNER UTILITY RESPONSIBILITY:**

- Electric - Florida Power and Light
- Cable/Internet - Hotwire

### **REPORTING LANDSCAPE PROBLEMS:**

*To facilitate the expeditious handling of all landscape issues it is requested that unit owners contact Alliant Property Management 239-454-1101.*

Alliant acts as a clearinghouse for these issues and will contact the Association's contracted landscape company and the Palm Colony Landscape Committee for resolution. Please DO NOT attempt to contact board members or any individual member of the Landscape Committee, or our contracted landscape company, directly as this will only serve to delay and, quite possibly, complicate the resolution of the landscape issue.

It is not within an owner's discretion to arbitrarily remove or plant any landscaping materials without first requesting approval from the Landscape Committee.

### **BUILDING & MAINTENANCE PROBLEMS:**

*To facilitate the expeditious handling of a building maintenance issue it is requested that unit owners contact Alliant Property Management 239-454-1101.*

There are many repairs that are the responsibility of the unit owner, not the Homeowners Association. Alliant will act as a clearinghouse for the issue and when appropriate contact a repair company and the Palm Colony board member who is responsible for a resolution.

### **RUBBISH REMOVAL:**

*Recyclable* waste such as: cardboard, tin & aluminum cans, plastic marked #1- #7, newspaper, magazines are collected each **MONDAY** morning. The blue trash bins must be placed at the curb, no earlier than 5PM Sunday evening and must be removed by the end of the day Monday.

*Regular trash* such as: paper, plastic bags, car parts, food containers, toys, food scraps, are collected **WEDNESDAY** morning. A suitable plastic container must be placed at the curb, no earlier than 5PM Tuesday evening and must be removed by the end of the day Tuesday.

### **POOL POLICIES:**

On October 27, 2021, the Palm Colony Board of Directors returned the Palm Colony amenities to pre-covid operations. The rules covering reservations for the use of the pool area can be found at:

<https://palmcolonyatpelicanlanding.com/reserve-use-palm-colony-recreational-facilities/>

While the Board is not imposing a mask mandate, the Board respectfully requests that for the safety of your neighbors, you wear a mask if you are attending an event or using the fitness facilities and are unvaccinated.

The pool and spa areas are enclosed by black metal fencing.

## Palm Colony - Guidelines

The pool and pool facilities are only for Owners, their guests, and their renters. Florida State law for commercial pools permit swimming only from dawn to dusk. Dusk is defined as 30 minutes after sunset.

### NO GLASS IS PERMITTED ANYWHERE IN THE POOL AREA

Under Florida Law food and beverages are prohibited in the pool and on the pool wet deck area.” The wet deck area” is specifically defined as the area 4 feet around the edge of the pool and hot tub. Commercially bottled water bottles containing **water** are permitted for patron hydration.

Propane grills are provided for your use in the pool area. When you have finished, it is expected that you will clean the grill and turn off the propane gas.

### NO DIVING INTO POOL

### NO CLIMBING ON OR JUMPING OFF OF THE CANARY ISLAND POOL PLANTER BOX

Smoking or vaping is not permitted in the pool area. Enjoy your music but use headphones so others can enjoy their music or just relax.

For all other State and Palm Colony pool rules please refer to the large signs posted near the pools. Lee County and Bonita Springs each have a residential noise ordinance of maximum of 55 dBA (decibels) from 10PM to 7AM. For example, conversation at home is around 50dBA.

### IT IS THE RESPONSIBILITY OF EACH OWNER TO REMIND OTHERS OF THESE RULES

**With removal of the COVID restrictions the following is the Reservation Policy and Social Functions for the Palm Colony Pool-Area-Facilities:**

**Purpose:** This policy defines the rules and restrictions for an Owner reserving and conducting a social function or party at either of the two Palm Colony pool-area-facilities. The pool-area-facilities include one grill in each pool area, refrigerator, the Ivory Cane Activity Room, the cabana area, related cabana furnishings. Reservations do not include the pool itself, one grill, the surrounding pool deck, pool sauna, and pool related furniture.

**Party Reservation Privileges:** The two (2) Palm Colony pools and pool-area-facilities were designed and equipped for use by Palm Colony Owners and their family and guests. The pool-area-facilities should never be used for any form of business activity or sports team parties.

This policy is the Board’s intention to meet two needs. Owner access is the overriding consideration in this policy. Each Owner should have access to the pool and pool-area-facilities. However, there may become a time for a special family and/or guests gathering that may somewhat limit other Owner’s use. This document is intended to encourage and clarify each situation.

Any active Palm Colony Owner in good standing may reserve pool-area- facilities on a “first come, first served” basis, except for *holidays and Palm Colony posted events*. The Palm Colony Board of Directors

## Palm Colony - Guidelines

reserves the right, at their sole discretion, to deny a pool reservation or pool usage privileges in their entirety to Owners who have an established history of abusing said privileges and pool rules and regulations.

**Limitation on the Number of People at a Party.** With the removal of the COVID restrictions any reserved party shall be defined as an Owner party ranging from twelve (12) to a maximum of twenty (20) people, including the Owner making the reservation.

**Party Times Available:** Except for *holidays and Palm Colony posted events*, a party can be reserved between 5:00pm and 9:00pm. All parties are limited to a three (3) hour time frame, and only one Owner party can be scheduled at a time.

**Party Reservation:** Owners wishing to reserve a pool-area-facility shall fill out a **Reservation Application available on the Palm Colony website** ([palmcolonyatpelicanlanding.com](http://palmcolonyatpelicanlanding.com)). The completed Reservation Application must be submitted to the Alliant Property Management ([apmsupport@alliantproperty.com](mailto:apmsupport@alliantproperty.com)) at least one week (7 calendar days) prior to the requested pool event date.

- At least one (1) adult chaperone must be present **for every five (5) children or teenagers** under the age of 18.
- The Owner reserving the pool-area-facilities is responsible for clean-up of the area. This includes returning all furnishings to their normal positions, picking up all party trash from the area, and depositing all trash in the appropriate containers available at the pool.
- After approval of the Reservation Application the Board will inform the Owner and the Owner must post a notice on the bulletin board of the respective pool area.
- A party with less than 12 people does not require Board approval however a notice must be posted by the Owner on the respective bulletin board, ideally 7 days before the event occurrence. However, the Owner must comply with all the rules iterated in this document.

**Compliance with Pool Rules:** The Owner reserving the party event shall be responsible for the familiarization and compliance of their guests with the current Pool Rules and Regulations, which can be found on the Palm Colony website ([PalmColonyatPelicanLanding.com](http://PalmColonyatPelicanLanding.com)) and posted at each pool.

**Non-Interference with other Owners:** The Owner reserving the pool shall ensure that the event, including all on-site preparation and post-event cleanup activities, does not interfere with the normal use of the facilities by other Owners and their guests.

**Presence of the Owner during the Event:** The Owner reserving the pool- area-facilities shall be present at the event at all times.

**Termination of Party:** The Palm Colony Board of Directors has the right, at its sole discretion, to terminate any event/party at the pool that it deems “out of control,” harmful to other Owners, in violation of the rules, or where there is reason to believe illegal activities are taking place or are likely to take place, or where there is reason to believe that the Palm Colony Owners or their guests are at risk for appreciable harm, including damage to the pool-area- facilities.

**Cancellation of Party by Owner:** The Owner reserving the pool-area- facilities may cancel their reservation by emailing Alliant Property Management ([apmsupport@alliantproperty.com](mailto:apmsupport@alliantproperty.com)).

## Palm Colony - Guidelines

**Cancellation of Party by Palm Colony Board:** The Palm Colony Board of Directors may cancel an event that an Owner has already reserved. This will generally only be done if the condition of the pool cannot be suitably remediated in time for the event, or the existence of a state of emergency or various Acts of God, or other events or conditions that actually or potentially prevent the safe, healthful, and peaceful use of the pool by the Owner and their guests. In such a circumstance, the Board shall contact the Owner as soon as it is practical to do so. Palm Colony shall not be liable for any costs if the event is cancelled.

### **ARCHITECTURAL REVIEW COMMITTEE (ARC):**

The Palm Colony Board of Directors has formed an Architectural Review Committee (ARC) to assist with the review of requests by unit owners contemplating certain repairs, changes, replacements, or additions to their unit and/or which affect limited common elements or common elements of the Palm Colony Association (PCA). Requirements concerning such review and approval are outlined in the Association's Declaration of Condominium document.

**Guidance to owners.** Project Specifications have been developed to help guide owners in requesting review and approval for certain repairs, changes, replacements, or additions to their unit and/or which affect limited common elements or common elements of the Association.

All requests for architectural changes are to be first submitted to Alliant Property Management. Pelican Landing Community Association (PLCA) may also require its approval before unit owners can move forward with certain types of projects, particularly if the proposed project can be seen from outside of the unit. The unit owner must directly contact PLCA to request forms and approval for the proposed project. The Director of Covenant Enforcement can be reached at **239-947-5977** or via email at: [frontdesk@pelicanlanding.com](mailto:frontdesk@pelicanlanding.com)

If you have questions about a project, you are contemplating or need Palm Colony or PLCA review and approval. You may contact Alliant Property Management, Palm Colony's Manager, during regular business hours either: by phone: **239-454-1101** or E-mail: [APMsupport@alliantproperty.com](mailto:APMsupport@alliantproperty.com)  
Palm Colony has developed several "project specifications" to assist owners who are considering certain types of additions, replacements, or changes to their units and/or which affect limited common elements or common elements of the Association.

**INTERNAL UNIT CHANGES THAT MAY CREATE EXCESS NOISE ARE ONLY TO BE PERFORMED FROM MAY1 THRU OCTOBER 31. THESE USUALLY INVOLVE FLOOR, CABINET, OR LANAI CONSTRUCTION PROJECTS.**

**The following documents are provided to assist owners in their remodeling efforts:**

- Forms:
  - [Palm Colony Architectural Review Procedure](#)
  - [Palm Colony ARC Approval Request](#)
  - [Pelican Landing Design Review Application](#)
  - [Palm Colony Covenant to Run with the Land](#)

## Palm Colony - Guidelines

- Specifications:
  - Air conditioning system Specification
    - [General Specifications](#)
    - [Contractor Specifications](#)
  - Hurricane shutters and wind abatement screens
    - [General Specifications](#)
    - [Contractor Specifications](#)
  - [Add/Replace Hard Surface Flooring](#)
  - [Lanai Enclosures](#)
  - [Rocks, Mulch & Splash Guards](#)
  - [Screen & Storm Doors](#)
  - [Exterior Window Replacement](#)
  - [Front Door Handle & Lock Set](#)
- Information
  - [Installation or removal of an interior wall partition\(s\)](#)
  - [Installation of a Radon Gas Control System](#)
  - [Fire Watch Instructions – Bonita Springs](#)

### **Radon Gas:**

Radon gas is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Florida law requires a seller to disclose the above information regarding radon gas but there is no requirement for radon removal on residential properties in Florida. Radon gas is an odorless, colorless radioactive gas that forms naturally due to the decay of uranium in rocks, water, and soil and will naturally seep through a concrete foundation.

The Environmental Protection Agency recommends radon mitigation if the radon levels within a structure are measured at 4 pCi/L (picocuries per liter) or higher.

Most knowledgeable buyers will test for radon and require the installation of a mitigation system as part of the purchase if the radon levels exceed the EPA standard. As communicated in the 12/23/19 Palm Colony Newsletter, first floor owners are finding the need to install radon mitigation systems when selling their units. If a unit owner wants to mitigate radon gas within the boundaries of his or her unit, the responsibility falls entirely on the unit owner. Outside of a sale, each unit owner is on their own to decide if they want to have their unit tested for radon and, if found to exceed safe standards, to install a radon mitigation system.

Owners wishing to install such a system must file an Architectural Review Committee request to ensure that the system is installed properly and will not put other owners at risk (for example, the ventilation systems should not be diverting radon gas into another unit or common area within the building). The Association's responsibility to test for radon and mitigate it only pertain to the common areas of association property.

## Palm Colony - Guidelines

Additional information regarding radon and radon testing may be obtained from your county health department.

### **WEB SITE: palmcolonyatpelicanlanding.com**

Our online presence is the Palm Colony Board's way of communicating with owners and the best source for reviewing our policies, rules, and procedures. We strongly recommend all owners to avail themselves of this valuable resource.

There are two online resources provided to owners:

The **public** facing [Palm Colony website](http://PalmColonyWebsite.com) is intended to provide Owners, Guests, and Renters with general information on Palm Colony policies, rules, and procedures.

The **private** Owners portal provides Owners with access to their Alliant Property Management account. The Alliant portal provides access to an Owner's specific financials and maintenance requests as well as pertinent HOA documents (Meeting agendas, meeting minutes, etc.) and a database of Palm Colony residents.

**Each owner must first Register to access their portal and become part of the database:**

- Go to the Palm Colony homepage: [Palmcolonyatpelicanlanding.com](http://Palmcolonyatpelicanlanding.com)
- Click on **Resident Login** (top right corner of homepage)  
then: **Login** if already registered  
or **Register as a new owner** if you do not have an account.
  - Select your neighborhood (Palm Colony at Pelican Landing)
  - Enter your email address that you provided Alliant Property Management
  - Select your unit street address
- Once logged in you will have access to your Alliant Property Management portal.

### **PETS:**

- 1 Pets shall not be permitted to become nuisances to Unit Owners or occupants of Units and are subject to removal from the Condominium at the discretion of the Board of Directors after a hearing conducted in the same manner as hearings for fines.
- 2 Pets, birds, and fish shall neither be kept nor maintained in or about the Condominium Property except with the prior written consent of the Condominium Association and then only in accordance with the provisions of the Declaration and the following:
  - a) No dog or cat shall be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long.
  - b) No more than two (2) small domestic birds may be kept in the Unit. No domestic birds of a variety which will omit sounds that can be heard in contiguous units may be kept by a Unit Owner in a Unit.
  - c) NO fish tanks may exceed 55-gallon capacity. A Unit Owner shall be limited to one fish tank.
  - d) Pets are not permitted on any part of the Common Elements except when they are leashed and being walked or transported directly off the Condominium Property or directly to their Owner's Unit.

### **VEHICLE PARKING:**

Parking on the street is not permitted. **Guest parking areas are for Guests only.** Owners are expected to use their garage and/or driveways for their car(s). Guest cars must have the PLCA permit properly displayed on the dashboard.

## Palm Colony - Guidelines

### **SPEED LIMIT:**

The speed limit for Palm Colony is 10 MPH.

### **LEASING/RENTING YOUR UNIT:**

If you choose to lease/rent your unit our association manager, Alliant Property Management, must be notified in writing **at least 15 days** prior to the starting date of a proposed lease.

- The minimum lease term is 30 days or 1 calendar month, whichever is greater.
- In no event may a unit be leased more than 3 times in any one year.
- No pets are permitted in leased units.
- Only furnished units may be leased.

**Applications:** Unit Owner must complete the following two (2) forms and submit with fees within certain timeframes:

- Submit the Palm Colony "**Notice of Lease Application**" along with a copy of the signed lease agreement and appropriate fees. This must be submitted at least fifteen (15) days before start of rental date.
- Submit the Pelican Landing "**Tenant Access Authorization**" form along with a copy of the signed lease agreement, a copy of Palm Colony's Notice of Lease Application and appropriate fee. This must be submitted at least two weeks before start of rental date.

### **Fees:**

- Palm Colony: **\$25 application fee payable to Palm Colony at Pelican Landing.**
- Alliant Property Management: **\$125 processing fee payable to Alliant Property Management.**
- Pelican Landing: **\$100 fee payable to PLCA**

**Questions?** If you have questions related to the leasing or rental of your unit, please contact:

**Alliant Property Management.** - Phone during regular business hours: **239-454-1101**

### **Pest Control:**

Palm Colony has contracted with Northwestern Exterminating to treat INTERIOR and EXTERIOR rodent, insect & termite issues. They can be reached at **239-443-3353.**

Monday thru Friday 8:00am - 5:00pm

Saturday 8:00am - 2:00pm



## Palm Colony - Guidelines

### 1) [EMERGENCY SERVICE REQUEST](#)

IF IT IS AN EMERGENCY THAT PERTAINS TO THE COMMUNITY'S COMMON AREAS, PLEASE CALL 239-454-1101, 24/7. ALL OTHER EMERGENCIES THAT MAY BE LIFE THREATENING, PLEASE CALL 911.

### 2) [STANDARD SERVICE REQUEST](#)

A - SERVICE REQUESTS SHOULD BE SUBMITTED THROUGH THE ALLIANT PORTAL. IF THERE ARE ISSUES WITH SUBMITTING THROUGH THE PORTAL AN EMAIL CAN BE SENT TO ALLIANT ([APMSUPPORT@ALLIANTPROPERTY.COM](mailto:APMSUPPORT@ALLIANTPROPERTY.COM)) WHICH WILL BE TURNED INTO A PORTAL SERVICE REQUEST. PLEASE TRY AND AVOID CALLING ALLIANT DIRECTLY UNLESS IT IS AN URGENT SERVICE REQUEST.

### 3) WHAT DO I DO IF THE LIGHT ABOVE MY OUTSIDE DOOR BURNS OUT?

A - ALL OF THE EXTERIOR LIGHTS ON OUR CONDOS ARE THE RESPONSIBILITY OF PALM COLONY INCLUDING THE LIGHTS ABOVE THE DOORS OF UNITS 201, 202 & 203. FOR SERVICE, PLEASE SUBMIT THE ISSUE TO THE PALM COLONY COMMUNITY ASSOCIATION MANAGER, ALLIANT PROPERTY MANAGEMENT VIA THE OWNERS PORTAL

### 4) FOR IVORY CANE, THE SPRINKLERS RUN ON MONDAY, WEDNESDAY, AND SATURDAY.

FOR CANARY ISLAND, THEY RUN ON TUESDAY, THURSDAY, AND SUNDAY. IN ALL CASES, WATERING BEGINS AT 12:15 AM AND TAKES SEVERAL HOURS.

**IF AN OWNER NOTICES ANY MALFUNCTION OF A SPRINKLER HEAD OR WATER LEAKS, THEY SHOULD IMMEDIATELY CONTACT ALLIANT PROPERTY MANAGEMENT.**

### 5) [LANDSCAPE MAINTENANCE](#)

PALM COLONY CONTRACTS WITH GREENSCAPES FOR ALL LANDSCAPE MAINTENANCE. ONGOING GREESCAPES RESPONSIBILITIES INCLUDE:

## Palm Colony - Guidelines

MOWING: ALL TURF IS MOWED WEEKLY DURING THE GROWING SEASON OF APRIL THROUGH OCTOBER AND BI-WEEKLY DURING THE SLOW GROWING SEASON OF NOVEMBER THROUGH MARCH.

EDGING: ALL HARD SURFACES ARE EDGED EVERY MOWING. ALL SOFT SURFACES (LANDSCAPE BEDS) ARE EDGED EVERY OTHER VISIT.

FERTILIZER APPLICATIONS: TURF IS FERTILIZED ON A QUARTERLY BASIS. ORNAMENTALS, PALMS AND JUVENILE TREES ARE FERTILIZED EVERY FOUR MONTHS.

ORNAMENTAL & SHRUB CARE: PRUNED TO MAINTAIN A NEAT, NATURAL, AND HEALTHY APPEARANCE ON A FOUR-WEEK ROTATION IN THE GROWING SEASON OF MARCH THROUGH SEPTEMBER AND THEN IN THE MONTHS OF NOVEMBER AND JANUARY.

PALMS: TRIMMED UP TO A 12-FOOT HEIGHT AND FRONDS ARE REMOVED WHEN BROWN OR DAMAGED.

ONCE A YEAR, MAJOR TRIMMING AND SHAPING OF ALL PALMS AT HEIGHTS EXCEEDING 12 FEET IS COMPLETED. PALM COLONY NOW HAS 205 SABAL PALMS, 19 QUEEN PALMS, 5 COCONUT PALMS, 5 THATCH PALMS, AND 110 WASHINGTONIA PALMS.

SPRAY SERVICES: DUE TO ENVIRONMENTAL CONCERNS, PESTICIDES ARE ONLY USED ON AN AS NEEDED BASIS AND ONLY IN THE AREAS HAVING A PROBLEM.

MULCHING: THIS IS A ONCE-A-YEAR PROJECT, GENERALLY DONE IN DECEMBER. IN PAST YEARS, MULCHING HAS GENERALLY BEEN COMPLETED RIGHT AFTER PALM TRIMMING. A TOTAL OF 2,130 THREE (3) CUBIC FOOT BAGS OF MULCH ARE APPLIED IN PALM COLONY. (DUE TO UNANTICIPATED IMPACTS FROM HURRICANE IAN, MULCHING WILL BE DONE IN FEB 2023 VERSUS DEC 2022)

6) [LANDSCAPE ISSUE REPORTING](#)

TO FACILITATE THE EXPEDITIOUS HANDLING OF ALL LANDSCAPE ISSUES IT IS REQUESTED THAT UNIT OWNERS CONTACT ALLIANT PROPERTY MANAGEMENT. ALLIANT ACTS AS A CLEARINGHOUSE FOR THESE ISSUES AND CONTACTS GREENSCAPES AND/OR THE LANDSCAPE COMMITTEE FOR RESOLUTION.

**PLEASE DO NOT DIRECTLY CONTACT ANY BOARD OR LANDSCAPE COMMITTEE MEMBER AND, ABOVE ALL, DO NOT CONTACT GREENSCAPES DIRECTLY OR ATTEMPT TO GIVE YOUR OWN PERSONAL DIRECTION TO GREENSCAPES CREW MEMBERS.**

7) [OWNER LANDSCAPE REQUEST](#)

LANDSCAPING AT PALM COLONY IS BASED ON A COMMUNITY MASTER PLAN. IF AN INDIVIDUAL UNIT OWNER DESIRES ADDITIONAL PLANTINGS OR CHANGES TO THE PLANTINGS IMMEDIATELY ADJOINING THEIR UNIT, THIS SERVICE IS AVAILABLE FROM GREENSCAPES, PENDING LANDSCAPE COMMITTEE APPROVAL, AND AT THE UNIT OWNER'S EXPENSE, A REQUEST SHOULD BE SUBMITTED TO ALLIANT PROPERTY MANAGEMENT, AND THEY WILL PASS THE REQUEST ALONG TO THE LANDSCAPE COMMITTEE AND GREENSCAPES FOR AN ESTIMATE.

8) [LANDSCAPE DEBRIS DISPOSAL](#)

LANDSCAPE DEBRIS CAN BE PLACED ON THE CURB BY THE ENTRANCE MONUMENTS FOR PICKUP BY PELICAN LANDING OR ON THE CURB IN FRONT OF YOUR UNIT FOR PICKUP BY GREENSCAPES. PLEASE REFRAIN FROM PLACING THE MATERIAL ON THE GRASS TO AVOID DAMAGE TO THE SOD. PLEASE DO NOT PUT MATERIAL IN PLASTIC BAGS AS IT WILL NOT BE COLLECTED.

9) [PONDS](#)

MAINTAINING THE PONDS ABUTTING PALM COLONY IS THE RESPONSIBILITY OF THE CDD, NOT OUR ASSOCIATION. THE LANDSCAPE COMMITTEE WILL CONTINUE TO MONITOR LAKE CONDITIONS AND WORK WITH THE CDD'S TO IMPLEMENT

## Palm Colony - Guidelines

ANY CORRECTIVE ACTIONS THAT MIGHT BE NECESSARY. FOR MORE INFORMATION ABOUT THE CDD, REFER TO <https://www.pelicanlandingcdds.net>

### **Important Numbers:**

- Florida Power & Light: 239-334-7754
- Hotwire: 800-355-5668
- Alliant Property Management: 239-454-1101
- Pelican Landing Office: 239-947-5977
- Pelican Landing Gate Access: 239-495-3802
- Pelican Landing Beach Park Hotline: 239-495-3550