

**Tidelands Estates  
New Owner Welcome!**

**December 3, 2025**

## Welcome to Tidelands Estates on the Intracoastal

We are pleased you have selected the Tidelands neighborhood! The Tidelands Homeowners Association welcomes you and we look forward to meeting your family and getting to know you.

When you move to a new community, there are often so many questions about the area. To make your life simpler, we have shared some tips, important phone numbers and information that we know you will find useful.

We love our community and that is why we are so excited to have organized a number of monthly and annual events including our “Wine Nights at the Pier,” Matanzas’s Inlet Boating/Beach BBQ’s and our annual Holiday Party. Information regarding events is communicated regularly via e-blasts and registration is available on the Tidelands website. We hope you will join us to meet new friends and allow us to welcome you to the community!

The Tidelands HOA Board of Directors Meeting takes place four times a year. The meetings dates are posted on our website. The meetings take place at the Phase 2 Clubhouse. All owners are invited to attend! All owners are also encouraged to volunteer for the various committee positions that help run the community. A list of our committees and members is on our website, but you will need to be approved as the owner or as a resident/renter of the owner to view the Member content.

To stay informed and have access to Member Content and register for events, you must register at least one person of your household on the community website at <https://www.tidelandsestates.com/sign-up/index>. Furthermore, any issues that you need to report to the Community Manager will need to be processed through the website. If you want other members of your household to have full website access and communication, each must register on the website.

To ensure that you receive timely neighborhood information, please opt-in to receive HOA communication when you complete your new owner HOA paperwork with May Management and on the website.

There are four key questions pertaining to your communication preferences on [tidelandsestates.com](http://tidelandsestates.com):

- I Authorize Publishing of my phone numbers to Tidelands Community
- I Authorize Publishing of my email to Tidelands Community
- I authorize receiving all HOA Communications via email
- I Opt-In to receiving Tidelands Newsletters and eBlasts via email

## **In case you did not know**

- Speed Limit: 20 mph throughout the community.

Please inform family and friends – to ensure the safety of all our residents including the children and the wildlife.

- Tidelands Main Gate phone number: 877-936-8372
  - Operational 24/7
  - Residents may use the Main Gate or the South Gate.
  - All visitors must use the Tidelands Main Gate.
  - Any deliveries with large 18-wheeled trucks must be met at the South gate by coordinating with the Main Gate personnel, so they can open both gates. 18 wheelers cannot come in the Main Gate as they will damage the pavers/gates.
- Homeowners Association:  
Tidelands Estates Homeowners Association  
Website: [www.tidelandsestates.com](http://www.tidelandsestates.com)  
  
May Management: (386) 446-0085  
Website: [www.maymgt.com](http://www.maymgt.com)  
  

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- Toll Bridge: Register online or stop off at the building by the toll plaza to sign up for your toll pass, which will reduce the fees. The website is <https://www.dunesexpresscard.org/>
- Waste Pick Up Dates:
  - Garbage day: Monday and Thursday
  - Recycle day: Thursday
  - Tree/bush/yard waste: Wednesday
  - For the most current trash/debris/recycle guidelines, see [www.palmcoastgov.com/trash](http://www.palmcoastgov.com/trash)

- Our Covenants and Restrictions require that you place garbage in closed, sanitary containers. Garbage cans, landscape debris and recycling bins must be placed in the driveway or on grass - never in the roadway - NO earlier than the day prior to pick-up. Emptied garbage cans/recycle bins must be removed the day after trash pickup.
- Parking is restricted to driveways – there is no parking on the unpaved sections of any lot or overnight on the street (1AM-6AM).
- Roofs, homes, and driveways are to be kept clean and free of mold.
- Any deficiencies in landscape maintenance or irrigation are to be reported via the Landscape/Irrigation Issue form in the User Dashboard page after login/or from the Grounds and Maintenance Committee pages.
- Assessments are to be paid by the 10<sup>th</sup> of the month. A grace period is given for 15 days, and unpaid accounts are delinquent thereafter – see the process for delinquent accounts on page 7. Please check the May Management Portal - [www.maymgt.com](http://www.maymgt.com) for payment options and to ensure you are current.
- **Any violation of the rules or guidelines may be subject to a fine**, so please ensure you familiarize yourself with the Governing Documents on the website <https://www.tidelandsestates.com/governing-documents/index>. If you are in doubt of any rules, please submit inquiries via the Question and Complaint System on the website and the Property Manager will respond. The link to the form is on the User Dashboard page after login. Ignorance is not an excuse for violating the rules.

We have resident deers, foxes, bobcats and turtles. Please be careful driving through the neighborhood, especially at night!

We strive to protect all wildlife, and we have no knowledge of any reports or incidents with residents or pets of any kind. You may want to plant deer resistant plants, lest your garden becomes a buffet!

You are required to keep your pets on your property or on a leash. It is safest for your pet, other pets, and our wildlife! Please remember to pick up after your dog. This is for all lots - empty and improved!

## **CRITICAL INFORMATION FOR ALL NEW TIDELANDS ESTATES OWNERS**

The **ARC** is the **Architectural Review Committee** of the Tidelands Estates Homeowners Association. This manual sets forth all standards specific to a neighborhood with regards to both the initial design and construction of homes, any changes to the home and/or property, as well as the standards for ongoing maintenance. The initial approval for home construction is made by the ARC; ongoing enforcement of the standards is the responsibility of the neighborhood's HOA: in our case our May Management. This manual is periodically updated by the Architectural Review Committee. You can obtain the most recent version of the ARC Guidelines, by going to our Tidelands website <https://www.tidelandsestates.com/governing-documents/arc-guidelines/index>.

Additionally, you can access all governing documents on the website at: <https://www.tidelandsestates.com/governing-documents/index> The Bylaws and Covenants and Restrictions are the foundation for the ARC guidelines.

### **Key ARC Information for all New Owners**

Know the guidelines for home construction, as well as requirements for ongoing exterior maintenance/enhancements. Be certain to read the most recent version of the ARC Guidelines available on the Tidelands website at <https://www.tidelandsestates.com/governing-documents/arc-guidelines/index> and submit change requests via the website at <https://www.tidelandsestates.com/arc-request-form/index>. The link is also available on the User Dashboard after logging in. You may follow up with a call to the Community Manager if it is an emergency.

1. Know the name and contact number of the ARC Coordinator.  
The ARC Coordinator is Collin Shakes. His office is located at the May Management Office. The office number is 386-446-0085 ext 520, email is [cshakes@maymgt.com](mailto:cshakes@maymgt.com)

2. When constructing a new home....

Extensive guidelines are laid out in the ARC Manual regarding the process and standards for use of architects and builders.


3. When purchasing an existing home **any changes to the exterior of the home, as well as any changes to the landscape, require submission of the proposed changes and approval by the ARC before any work is started.** For example, but not limited to:

- Change in Exterior Paint Colors: Roof, Walls, Doors, Driveway, Walkways, etc.
- Change of Exterior Doors or windows: if different from existing design/color
- Hurricane shutters
- Adding landscape lighting
- Eliminating and/or adding additional trees: landscape plan required
- Any other major changes in landscaping


These are a few examples of items that must be approved, for a full list, please refer to the ARC Guidelines on the website.

## The Fines Process


**Step 1:** FIRST NOTICE Inform Owner by Letter Identifying Violation(s); 10 days provided for resolution or to contact MAY MGMT with proposed date for resolution.




**Step 2:** SECOND NOTICE Inform Owner by Letter Identifying violations(s); 10 days provided for resolution or to contact MAY MGMT with proposed date for resolution.



**Step 3:** If no response/resolution, a third letter is sent confirming when they will meet with the Covenant Violations Hearing Subcommittee for the purpose of pleading their case. Failure to meet with or responding in writing with the Hearing Committee will waive any recourse for the violators.




**Step 4:** If the Covenant Violations Hearing Subcommittee renders a decision to fine, then this recommendation is submitted to the HOA Board for approval.




**Step 5:** If the Board approves the recommendations of the Hearing committee to fine, the owner is sent a final letter informing them of the fine and how to pay it.

Once a fine has been issued, the Owner is expected to pay it in a timely manner, otherwise it will be considered delinquent and managed accordingly (below).


**Step 1:** If payment/fee/fine is not received by the due date, the account is late. The account becomes delinquent after 10 days and late fees and interest in the highest amount allowed by law shall be charged to the owner's account starting on the 16th day after the due date.



**Step 2:** All accounts more than ninety (90) days past due will be turned over to the Association's attorney for collection. All correspondence with then be through the attorney.



**Step 3:** The Association's attorney shall send a demand letter to the Owner specifying the total amount due which includes the original amount, late fees, interest due to date, and attorney's fees to date. It will also state that a Claim of Lien will be filed against the homeowner's property if the account is not paid in full within forty-five (45) days.



**Step 4:** If the account remains delinquent, the Association's attorney shall prepare and record a Claim of Lien. A copy of the Lien will be sent to the Owner with a 2nd demand letter stating that a foreclosure action may be filed to foreclose the lien if the account is not paid in full within forty-five (45) days and the Owner will responsible for all costs