

Port Malabar Holiday Park Mobile Home Park Recreation District

Rules and Regulations for the District

1/13/15 - Draft pending approval

In addition to the AMENDED, CONSOLIDATED AND RESTATED DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS AFFECTING PROPERTY LOCATED IN PORT MALABAR HOLIDAY PARK, UNIT ONE AND UNIT TWO (The Deed Restrictions), the following Rules and Regulations are in place for the safety and well-being of the community and their guests. The Rules and Regulations are enforceable as outlined in the Deed Restrictions (*See Article III, Section 19*). The Board of Trustees shall have the power to adopt and change the Rules and Regulations to meet the needs of the community.

General:

1. Speed limit in the Park is 15 miles per hour for all vehicles.
2. No littering of cans, bottles or other trash.
3. No trespassing on private property.
4. No burning of leaves or trash. Use trash disposal service.
5. No loud and raucous shall be allowed. Loud and raucous noise shall mean any sound which, because of its volume level, duration and character, annoys, disturbs, injures, or endangers the comfort, health, peace or safety of reasonable persons of ordinary sensibilities within the limits of the District ~~noise pollution by loud talk, playing instruments or equipment in disturbing manner.~~ No outdoor games after 10:00 P.M.
6. Repairs and replacements outside the home shall be expeditiously completed and between the hours of 8:00 AM and 5:00 PM (with exception of emergencies). No contract work is allowed on Sundays except in an emergency.
7. Mailboxes shall be installed as required by U.S. Post Office. House numbers shall be printed or lettered on both sides of the mailbox and or mailbox post and on the front of the house in letters at least three (3) inches high.
8. All owners are required to register with the District office upon taking legal possession of property.
9. All non-owner occupants, tenants, renters, etc. shall require registration in the District Office on or before the first day of occupancy. The property owner must furnish the District office with a copy of a Rental agreement for those who will occupy a dwelling for six (6) months or more. For occupants, tenants, or renters of less than six (6) months, the property owners must supply the District office with a signed letter indicating the owners name, Holiday Park property address, name of the occupant(s) and the start and ending date of occupancy.

Home & Grounds:

1. All mulched or stone beds must be bordered with appropriate material that creates a barrier between bed and grass area. Acceptable borders are concrete, stones abutted so

not to allow growth between the stones, landscape timber, rolled plastic landscape trim and should be at least 3” above ground level to allow weed whipping against.

2. Homes shall be kept free of mold and mildew, and painted when needed.
3. All plant beds and shrubs shall be free of weed. Shrubs should be trimmed and dead branches removed.
4. All trees must be kept trimmed 5’ from ground level in order not to hinder mower from cutting the grass under the tree. All dead trees must be removed and stumps ground down below ground level. Trees less than 24” in diameter and all fruit trees must be bordered and kept free from weeds.
5. No “weed-whipping” shall be done against aluminum or vinyl skirting. Homeowners are responsible for spraying weed killer or removing weeds in areas where weed-whipping can not be done because it would cause damage to property.
6. Plantings around home and within 5’ of shall be incorporated into the border around the home. Any areas that are inaccessible to lawn mowers (under 5 feet grass area radius between obstacles) are the owners responsible.
7. Homeowners are responsible for keeping their yard clean and clear of debris, stones, ornaments, or tree branches including palm fronds. Items left in a yard are not the responsibility of the grounds staff. Cars, hoses, tool, and lawn debris must be removed to allow access for mowing equipment.
8. Carports are not to be used as a storage area. Only patio furniture , grills, bicycle or similar are to be kept on patio. See Deed Restrictions Section 7. Maintenance of Lot and Exterior of Home.
9. Residents are required to secure their yard, home, carport, and patio when warnings of pending hurricanes are given. Additionally, all yard ornaments, patio furniture, planters etc. must be stored when resident leaving for periods of 30 days or more.

Card and Billiard Room:

1. The card room and poolrooms will be available between the hours of 8:00 AM and 10:00 PM. House rules as posted will be followed.
2. No alcoholic beverages are permitted in either room.
3. No profane, vulgar, abusive language will be permitted.
4. No one under 18 years of age permitted in either room.

Laundry Room:

1. The laundry room will be open from 7:30 AM to 10:00 PM or as posted.
2. Persons using machines are responsible for cleaning machines upon completion. Persons using equipment are responsible for removing laundry immediately upon completion of machine actions.
3. No washers or dryers are to be left unattended while in use.
4. While using the laundry facilities, owners and/or guests are responsible for the proper conduct of any accompanied children.

Recreation Building:

1. The recreation hall will be available from 8:00 AM to 10:00 PM.
2. Persons using recreation hall must conduct themselves in a proper manner at all times. Profanity will not be tolerated.
3. No wet bathing suits permitted in any areas of the recreation building.
4. Cover up and shoes must be worn in all areas of the recreation building.
5. All sport and game equipment shall be available on request. All borrowed equipment is to be returned to the office by the last player.

Swimming Pool:

There are two swimming pools available for use, the basic conditions for their use are posted in the pool area and include any additional rules below. The office staff and/or the Custodial staff enforce pool rules and regulations. **For your safety and the safety of guests, please contact a staff member to report a compliance issue.**

1. Pool hours are from 8:30 AM to 9:30 PM, weather permitting.
2. Everyone must shower prior to entering the pool.
3. The District is not responsible for accidents and will not be held responsible for personal loss or damage to personal property.
4. No lifeguard is on duty. All who use the pool and recreation facilities do so at their own risk. During periods of storms and lightning, the pool will be close and remain closed until ½ hour after the weather event has passed.
5. Only persons in proper swimming attire may enter the pool.
6. Persons with colds, infections, open sores or wounds and communicable skin diseases, etc., are not permitted to enter the pools.
7. Running, rough play, pushing or shoving at, in, or near the pool or patio area is not permitted. No diving or jumping into the pool in any manor allowed. No radios,

screaming, or excessive noises to a point of annoying other guest in the pool area or pool deck is permitted.

8. No foreign objects such as toys, fins, flippers, rafts, tubes, snorkels etc. allowed in the pool. Only noodles permitted in the pool.
9. Small children may wear arm wings and/or US Coast Guard or UL approved flotation devices and must be accompanied by an adult into the pool.
10. Children who wear diapers must wear a diaper designed for use in a pool such as a “swim diaper”.
11. No food of any kind permitted inside the fenced area of the pool deck.
12. No glass of any kind allowed anywhere on the pool deck or patio. Only non-alcoholic beverages are allowed on the patio however, no beverages are allowed on the pool-wet deck or in the pool.
13. Parent or responsible adult must accompany and be responsible for any child under the age of sixteen (16). Any unaccompanied children will be asked to leave.
14. Body oils and suntan lotions are a major cause of deterioration to the webbing on the chairs and lounges therefor; chairs and lounges shall be covered with a towel before use.
15. Pool safety ropes are mandatory. No sitting or hanging on pool ropes is permitted. Do not remove safety ropes.

Notwithstanding the provisions of Section 18 of the Deed Restrictions, the District reserves the right to immediately cause to be removed any person from the Card and Billiard Room, Laundry Room, Recreation Building, or Swimming Pool of the District when such person poses an immediate threat to the health, safety and welfare of the other persons using these facilities. The District Manager or their designee shall enforce this.

Approved by the Board of Trustees

Date: