

**PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT**

**Rules and Regulations for the District**

## TABLE OF CONTENTS

General Rules and Regulations .....	3
Home & Grounds Maintenance .....	3-4
Card and Billiard Room .....	4
Laundry Room .....	5
Recreation Building .....	5
Swimming Pool .....	5-6
Garbage and Recycling .....	7
Golf Cart, Scooter and Mini-Bike .....	8
Storage Compound Rules .....	9-10
Cable TV, Satellite TV .....	11

**The Holiday Park 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 18). The Board of Trustees shall have the power to adopt and change the Rules and Regulations to meet the current needs of the community.**

**GENERAL RULES AND REGULATIONS:**

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 noise 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.
6. Repairs and replacements outside the home shall be expeditiously completed 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. are required to register 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 MAINTENANCE:**

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, or rolled plastic landscape trim which should be at least 3” above ground level to allow weed whipping.
2. Homes shall be kept free of mold and mildew and painted when needed.
3. All trees must be kept trimmed 5’ from ground level in order not to hinder mower from cutting the grass under the tree. For safety reasons, all trees must be kept clean and free of dead branches and palm fronds. 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. (*See, A.C.C. Rules and Regulations, page 3, Plantings*)

4. No “weed whipping” shall be done against aluminum, vinyl skirting, or siding that extends to ground level. Homeowners are responsible for spraying weed killer or removing weeds in areas where weed whipping cannot be done because it would cause damage to property.
5. Plantings around home that are within 5’ shall be incorporated into the border around the home. Areas inaccessible to lawn mowers (under 5 feet grass area radius between obstacles) are the responsibility of the owner.
6. 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.
7. Carports are not to be used as a storage area. Only patio furniture, grills, bicycles, or similar items are to be kept on carports or patios. (*See, Article III, Section 7 of the Deed.*)
8. Residents are required to secure items in their yard, home, carport, and patio when warned of pending hurricanes. Additionally, all yard ornaments, patio furniture, planters, etc., must be stored away when residents leave for periods of 30 days or more.
9. The District assumes no responsibility for private permanent irrigation or watering systems.
10. Driveway barriers, i.e. chains or ropes may be placed at the carport entrance only. Barriers at curbside create hazardous working conditions for the grounds care workers.
11. All cacti, needled plants, or otherwise dangerous plants shall be planted and kept trimmed in such a manner that creates no hazard to the grounds staff or others.

#### **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 or abusive language will be permitted.
4. No one under 18 years of age is permitted in pool room unless accompanied by a responsible adult.
5. Rules as posted must be followed.

## **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 is open from 8:00 AM to 10:00 PM, 7 days a week except Christmas Day.
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 upon 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 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 closed 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, wounds or 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 manner is 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. are allowed in the pool. Only noodles are 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 while in 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 is permitted inside the fenced area of the pool deck.
12. No glass of any kind is allowed anywhere on the pool deck or patio. Only **non-alcoholic** beverages are allowed on the patio. No beverages are allowed on the pool-wet deck or in the pool.
13. A parent or responsible adult must accompany and be responsible for any child under the age of sixteen (16). 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 and, therefore, chairs and lounges must be covered with a towel before use.
15. Pool safety ropes are mandatory. No sitting or hanging on pool ropes is permitted. Removal of safety ropes is strictly prohibited.

**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 Pools of the District when such person poses an immediate threat to the health, safety, peace, and welfare of the other persons using these facilities. The District Manager or their designee shall enforce this.**

## **GARBAGE AND RECYCLING RULES & REGULATIONS**

### **Per Waste Management**

Service is to be provided by City's contractor: Waste Management

#### **CURBSIDE COLLECTION: WEDNESDAY (for all garbage)**

- Garbage carts (Green top) should be used for household garbage only.
- Bag and tie all household garbage before putting it in the cart.
- Place your cart curbside with the opening facing the street.
- Cart should be on the opposite side of the driveway from your mailbox to avoid any damage.
- Items not inside the cart will not be collected.
- DO NOT block your cart with your car.

#### **YARD WASTE: WEDNESDAY**

- Place leaves, pine needles, and yard clippings in a garbage container.
- Cut branches to four foot (4') lengths no wider than six inches (6") in diameter and not over fifty (50) pounds.

- DO NOT use plastic bags for yard waste.
- It is requested that your garbage container be no larger than forty (40) gallons.

**RECYCLE:**

- All recyclables (ie., paper, plastic, metal, cardboard, and glass) go to the cart with the yellow top.
- Do not mix garbage with recyclables.
- Place your cart curbside with the opening facing the street.
- Cart should be on the opposite side of the driveway from our mailbox to avoid damage.
- Items not inside the cart will not be collected.

**SEASONAL SERVICE INTERRUPTION:**

The trash and recycle bins are assigned to your address. Due to potential windstorms, please place them in a secure area before you leave.

If you plan to be away for three (3) or more of the City's monthly utility billing cycles, you can save money because the twenty-five dollar (\$25.00) service charge to suspend and then resume collection is less than the three (3) month service fee.

To suspend, cancel, or restart garbage and recycling services, provide in writing your residential address along with service dates for suspension. Go to the Palm Bay Utility Department Office at 120 Malabar Road NE, Palm Bay, Florida 32907, or email [utilitycustomerservice@palmbayflorida.org](mailto:utilitycustomerservice@palmbayflorida.org). Any further questions, contact customer service at 321-952-3420.

REVISED 05/20/2015

## **GOLF CART, SCOOTER, AND MINI-BIKE RULES AND REGULATIONS**

1. All golf carts, scooters, mini-bikes, and personal mobility vehicles are to be registered at the District Office with make, model, color, and description, which will be recorded and have an access decal applied.
2. Golf carts, scooters, mini-bikes, and personal mobility vehicles may be operated by registered residents or guests who are at least 18 years of age. A registered resident who then accepts full responsibility for compliance with these regulations MUST accompany all other operators.
3. ATV's are not permitted for use by residents or guests in the District.
4. Anyone operating a golf cart, scooter, mini-bike, or personal mobility vehicle shall abide by the rules of the roads, including but not limited to stop signs, speed limit, and right of way.
5. All golf carts, scooters, mini-bikes, and personal mobility vehicles shall have proper electric front and rear lights when operating after dusk.

6. Personal mobility vehicles must be operated on the shoulder or sidewalk when possible.  
Approved by the Board of Trustees: 7/12/2004  
Revised 1/14/14  
Revised 12/15/14  
Approved 12/9/14 & 12/15/14 Deed Restriction Meetings

## **STORAGE COMPOUND RULES**

Revised 1/8/18

Usage of the Vehicle Compound Storage space is not an entitlement but is a privilege allowed to property owners/renters (hereafter referred to as “resident”) by the District on a space available basis. It has always been an “unwritten rule” that the space available clause was restricted to ONE (1) space per resident based on their primary residence regardless of the number of properties owned or leased by the resident. Therefore, the ONE space rule per primary residence will apply to all residents (including owners or renters) and the vehicle for which the space is assigned MUST be registered to the resident and the registration for the vehicle must have a current valid registration proof of which may be requested by the District Manager.

At no time will any owner or property address be permitted the use of multiple spaces within the Storage Compound. The Storage Compound is only for use by Holiday Park property owners. The stored vehicle must be registered to the property owner. The vehicle registration must remain current at all times. A current registration for the vehicle must be provided when registering the vehicle with the office. Storage Compound decals are provided by the office when the space is assigned. Commercial vehicles are not permitted to be stored in the Storage Compound.

Any resident who has a space in the RV Compound must be in compliance with all Deed of Restriction’s and Rules and Regulations. If there are any violations outstanding on the Residents home OR vehicle in the Compound, the resident will be notified of said violation(s) and an expected end date to cure violation(s) per District Violation Policy. If violation(s) are not cured in specified timeframe the resident will have 10 Days to remove said vehicle from the compound and will lose their assigned place in the compound. If the vehicle is NOT removed within specified timeframe, the vehicle will then be towed at owners expense. Their name can be placed on the waiting list once all violations have been cured and signed off by the District Manager.

All residents who have a boat, trailer, or R.V. are required to park the unit in the compound and must complete an application form that is available at the District Office. The owner will be assigned a numbered location within the compound and issued a decal. If space is unavailable, a number from the waiting list will be assigned and the owner will be notified as space becomes available.

In consideration for the District supplying such storage space, the owner of the recreational vehicle does hereby release the District of and from all claims, demands, liabilities, and causes of action of any kind whatsoever for damage or loss, which may occur to the said recreational vehicle while stored in the compound.



The undersigned further understands and agrees that, but for the release set forth above, the District would not be willing to provide the storage space which is the subject of this agreement.

The undersigned expressly understands and agrees that he or she has the opportunity to purchase private insurance through a carrier selected by the undersigned on the said recreational vehicle to cover damage to or theft of the recreational vehicle while stored at the compound.

New owners or renters requesting a space in the compound should do so during regular office hours. Owners have precedence on available space assignment. In case of evening or weekend arrival, unit should be parked in the Recreation Hall parking lot as far away from the building as possible in such a way that it does not hinder the flow of traffic.

All spaces are sized to provide maximum utilization and will be issued accordingly. Re-assignments will be required to accomplish this goal as necessary.

Once a user is assigned a space, the space cannot be "lent out" while user is away.

Units must be centered within the boundary markers at all times. Compound access is by key only, obtainable through the District Office, Security Gate, or may be purchased through the District office.

Any damage caused by user i.e., fence damage, tire ruts, etc., shall be user's responsibility to repair.

Registration for a space in the compound must be renewed annually. All storage compound related business will be conducted during regular business hours.

As required by the Deed Restrictions, the following apply:

*[See Deed Restriction, Article III, Section 12 (A)].* Except as herein provided, no commercial vehicle, boat, trailer, or recreational vehicle shall be parked on any residential lot. Any person, property owner, occupant, lessee, tenant or otherwise legally occupying the premises who shall permit parking or storing of such vehicles on private property shall be in violation of this section.

1. No disabled or unlicensed vehicles of any kind shall be kept or permitted in the compound.
2. This section shall not prevent convenient parking for the purpose of loading and unloading, for reasonable periods of time, not to exceed forty-eight (48) hours.

The Vehicle Storage Compound may be used by residents at their own risk upon the following conditions. The "vehicle" to be defined as any recreational vehicle (e.g. boat, motor home, camping trailer, utility or boat trailer), shall **in no way** include any commercial vehicles as described.

3. All vehicles, boats, trailers, RVs etc. will be assigned storage areas, by the office, on "space available" basis. Residents may purchase a gate key to the compound at the office which may be returned with a copy of the receipt for a refund or, may obtain a temporary key for access which is to be returned after access has been made. All unauthorized vehicles, after a 10-day notice to the resident who obtained the assigned space, will be dealt with as provided for abandoned vehicles in the city of Palm Bay. Only renters or owners may store vehicles belonging to them in this area. Permanent residents will be given priority on compound spaces. No cars, trucks or motorcycles are allowed to be stored in this area.

4. Any vehicle in disrepair will be given two weeks to repair or remove said vehicle. The District has the authority to tow if the vehicle is not in compliance.
5. All vehicles must have a current access decal issued by the office.
6. Any vehicle removed from the compound for more than 30 days without notifying the office will relinquish the Compound space.
7. Decals are renewed annually for all items in compound storage.

## **CABLE TV, SATELLITE TV RULES AND REGULATIONS**

Basic cable TV is provided to each residency in Holiday Park under contract with a local provider. (*See, Deed Restriction, Article I, Definitions, "Owner in Good Standing"*)

The charge for this basic service is included in the annual maintenance fee charged each owner. Premium channels are available on an individual basis at the expense of the resident requesting such service.

The resident of each home shall have the right to subscribe to a direct satellite TV system. If such service is installed, the charged payment for cable service remains payable by each resident.

It shall be the policy of Holiday Park to approve the use and installation of direct satellite TV equipment if the resident completes an application form.

All installations must adhere to the following criteria:

1. No satellite antenna shall exceed 24" in diameter
2. No mast shall be allowed above roof height
3. Side of house mounting is the preferred location
4. If installation is ground mounted, no part of the equipment shall extend beyond the front line of the home or adjacent home
5. The location must be approved by the A.C.C. and the installation must be constructed so its location is protected from damage by mowing operations and doesn't hinder such mowing and trimming of lawns
6. The District will not be responsible for any damage to such equipment as owner must provide adequate protection.

Bureau of Administration	3/11/97
Workshop	3/24/97
Public Trustee Meeting	4/14/97
Revised	5/7/2015
Revised	5/13/2015