

PORT MALABAR HOLIDAY PARK

MOBILE HOME PARK RECREATION DISTRICT

Rules and Regulations

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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. The Board of Trustees shall have the power to adopt and change the Rules and Regulations to meet the current needs of the community.

Our Deed Restriction Article II Section 2B, states “No trade, business, profession, or any other type of commercial activity shall be conducted on any lot.”

To facilitate residents helping other Holiday Park residents and potential Holiday Park residents (as in Real Estate Agents, etc.) the Rules and Regulations have been established as “No trade, business, or any other type of commercial activity that would bring traffic continuously in and out of the park, shall be conducted on any lot. Any other resident service provider shall be acceptable with working for Holiday Park residents or potential Holiday Park residents only.

There is to be no advertising on golf carts or other vehicles, no yard signs, and no direct mail advertising, etc. You may advertise your service on a 3”x5” card on the bulletin board at the clubhouse and the HPPOA Phone Directory.

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.
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, tools, and lawn debris must be removed to allow access for mowing equipment.
7. All existing carports must be maintained or replaced if damaged or destroyed. 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.
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 in such a manner that creates no hazard to the grounds staff or others.

CARD AND BILLIARD ROOM

1. The Card Room and Billiard Room will be available between the hours of 8:00 AM 10:00 PM, or as posted. House rules, or as posted, must 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 Billiard 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, or as posted.
2. Persons using the recreation hall must always conduct themselves in a proper manner. 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.

GARAGE SALE | YARD SALES

1. Garage sale policy residents may have (2) garage sales per year. Each event shall not exceed three consecutive days. Temporary signs may be placed on the property where the garage sale is being conducted. All signs must be removed within 24 hours of completion of the sale. Code of Ordinance- 114.01 Requirements. If the resident chooses to advertise the sale in the local newspaper, then any person responding to the ad who do not reside in the park must be called into the gatehouse prior to the arrival for entry to the park. The resident will assume full responsibility for any outside persons enter the park.

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, or as posted.
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. Persons with colds, infections, open sores, wounds or communicable skin diseases, etc., are not permitted to enter the pools.
6. 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 guests in the pool area or pool deck is permitted.
7. No foreign objects such as toys, fins, flippers, rafts, tubes, snorkels etc. are allowed in the pool. Only noodles are permitted in the pool.
8. 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.
9. Children who wear diapers must wear a diaper designed for use in a pool such as a 'swim diaper'.
10. No food of any kind is permitted inside the fenced area of the pool deck.

NO glass of any kind is allowed anywhere on the pool deck or patio. NO alcoholic beverages are allowed on the patio.

11. 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.
12. 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.

13. Pool safety ropes are mandatory. No sitting or hanging on pool ropes is permitted. Removal of safety ropes is strictly prohibited.

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 District designee shall enforce this.

GARBAGE AND RECYCLING RULES AND REGULATIONS

Service is to be provided by City contractor: Republic Services

CURBSIDE COLLECTION: Mondays & Thursdays

Garbage carts (Green top [Palm Bay cans] / black top [Republic cans]) 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: Wednesdays

Place leaves, pine needles, and yard clippings in a can.

Cut branches to four-foot (4') lengths no wider than six inches (6") in diameter and not over fifty (50) pounds. Branches can be piled in your yard next to the street.

It is requested that your garbage container be no larger than forty (40) gallons.

RECYCLE: Wednesdays

All recyclables (paper, plastic, metal, cardboard) go into the cart with the yellow [Palm Bay can] / blue top [Republic can]. Glass is not recyclable in Palm Bay.

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 your mailbox to avoid damage.

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.

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.

Any further questions, contact customer service at 321-952-3420

GOLF CARTS, SCOOTERS AND MINI BIKES

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 or have a valid driver's license. 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 anywhere within the District.
4. Anyone operating a golf cart, scooter, mini-bike or personal mobility vehicle shall abide by the rules of the road 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 dark.
6. Personal mobility vehicles must be operated on the shoulder or sidewalk when possible.

STORAGE COMPOUND RULES

Recreational Vehicle will be known as vehicle within this section of Rules and Regulations.

Usage of the Recreational Vehicle Compound Storage space is not an entitlement but a privilege on a space available basis to property owners who reside in Holiday Park, either on a full time or part time basis. Full time renters and seasonal renters are not entitled to space in the storage compound. Their vehicles must be stored completely off the property of Port Malabar Holiday Park.

At no time will any property owner 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 and yearly thereafter at a date and time set by the District Office. 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 Restrictions and Rules and Regulations. If there are any violations outstanding on the owner's home, owner's property, owner's rental properties OR vehicle in the Compound, the owner will be notified of said violation(s) and an expected end date to cure violation(s) per District policy. If violation(s) are not cured in specified timeframe, the owner will have ten (10) days to remove said vehicle from the compound and will lose their assigned space in the compound. If the vehicle is NOT removed within specified timeframe, the vehicle will then be towed at owner's expense. When all violations are corrected and signed off by the District Manager, the owner's name can be placed on the waiting list and, when available, new space will be assigned.

Permission must be granted by the District Office in order for owners who have a boat, trailer or RV to park in the compound. An application is available at the District Office. The owner will then 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 who owns the vehicle will be notified as space becomes available.

New owners requesting a space in the compound should do so during regular office hours. In case of evening or weekend arrival, vehicles 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 a 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 a key 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 at a date and time set by the District Office. All storage compound related business will be conducted during regular District business hours.

No commercial vehicle, boat, trailer or recreational vehicle shall be parked on any residential lot. Any person, property owner, occupant, lessee or tenant legally occupying the premises who shall permit parking or storing of such vehicles on private property shall be in violation.

CABLE TV, SATELLITE TV

Basic cable TV is provided to each property in Holiday Park under contract with a local provider.

The charge for this basic service is included in the annual assessment 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 at their expense. It shall be the policy of Holiday Park to approve the use and installation of satellite TV equipment. Application to the ACC Board must be made and approved prior to any installation.

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 from line of the home or adjacent home.
5. The location must be approved by the ACC 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.

FINES

District Board of Trustees has the authority to adopt policies and procedures for levying of fines by resolution against any owner for the failure of the owner of the parcel or its occupant, leaseholder, or invitee to comply with any provision of the Deed Restriction, the ACC Rules and Regulations, or reasonable Rules and Regulations and Policies of the District.

Inspections will be performed by the District Manager or person designated by the Board of Trustees.

1. Properties found to be in violation of Deed Restrictions and District/ACC rules and regulations shall be notified from the District Office via USPS letter signed by the District Manager outlining violations and providing the following windows of time and penalties for remediation of those violations.
2. All violations will be weighed equally for penalty and remediation time period.
3. After the mailing of the violation letter, the resident will have 30 days to contact the District Office and inform the District Manager that: a) the issue has been corrected. b) the scheduled date of remediation. c) to schedule an extension of time. No fine will be assessed for this 30-day remediation period.
4. If violation(s) go unanswered, the owner will be assessed a fine per violation. A hearing may be scheduled unless the District Manager is contacted by the owner prior to the end of the 30-day period.

<u>VIOLATION:</u>	<u>FINE:</u>
MAINTENANCE OF LOT AND EXTERIOR Specific Authority: Article II, Section 7, 15 and 16	Initial Fine: \$100 Plus \$25/Day Until Violation is cured
CONDITION OF SKIRTING MATERIAL Specific Authority: Article II, Section 8	Initial Fine: \$100 Plus \$25/Day Until Violation is cured
DECALS – GOLF CARTS, MOTORCYCLES, SCOOTERS, BOATS, BOAT TRAILERS, CAMPERS, RECREATIONAL VEHICLES OR SIMILAR VEHICLES Specific Authority: Article II, Section 10	Initial Fine: \$25 Plus \$25/Day Until Proper Decal is obtained
VEHICLES PARKED ON GRASS OVER FORTY-EIGHT (48) HOURS Specific Authority: Article II, Section 11	Fine: \$50 Per Day

<p>VEHICLE REPAIRS OF DERELICT, DISABLED, OR UNLICENSED VEHICLES OF ANY KIND UPON ANY RESIDENTIAL LOT Specific Authority: Article II, Section 11 and 12</p>	<p>Initial Fine: \$100 Plus \$25/Day Until Violation is cured</p>
<p>PETS: 1. TYPE, NUMBER, WEIGHT 2. NO FEEDING OF FERAL CATS 3. NOT ALLOWED IN RECREATION HALL AND POOL AREA* *If it's a service or emotional animal, papers must be presented to gain entrance. Specific Authority: Article II, Section 13</p>	<p>Initial Fine: \$100 Plus \$50/Day Until Violation is cured Fine: \$50/Day Until Violation is cured Fine: \$50 per occurrence Until Violation is cured</p>
<p>SIGNS (Number and length of time) Specific Authority: Article II, Section 15</p>	<p>Initial Fine: \$25 Plus \$25/Day Until Violation is cured</p>
<p>VIOLATIONS OF ANY ACC RULES & REGULATIONS Specific Authority: Article II, Section 17</p>	<p>Fine: \$100 plus \$25/Day Until Violation is cured</p>
<p>Violation of any other provision of the Declaration not specifically mentioned herein; any Rule of Regulation of the District Board of Trustees not specifically mentioned herein Specific Authority: Article II, Section 17</p>	<p>Initial fine \$100; Plus \$25/Day Until Violation cured.</p>

REVISION TABLE

VERSION	DATE	AMENDMENT	AUTHOR
1.0	03.11.1997	Bureau of Administration	Unknown
1.1	03.24.1997	Trustee Workshop	Unknown
1.2	04.14.2007	Public Trustee Meeting	Unknown
1.3	07.12.2004	Public Trustee Meeting	Unknown
1.4	01.14.2014	Public Trustee Meeting	Unknown
1.5	12.09.2014	Public Trustee Meeting	Unknown
1.6	12.15.2014	Public Trustee Meeting	Unknown
1.7	05.07.2015	Public Trustee Meeting	Unknown
1.8	05.13.2015	Public Trustee Meeting	Unknown
1.9	10.17.2016	Public Trustee Meeting	Unknown
2.0	01.08.2018	Public Trustee Meeting	Unknown
2.1	01.14.2019	Public Trustee Meeting	Unknown
2.2	02.11.2019	Public Trustee Meeting	Unknown
2.3	09.10.2024	Public Trustee Meeting, added Fine System	M Weir
2.4	12.20.2024	Public Trustee Meeting, Amended Rules and Regulations	J Saeger