



## **RULES AND REGULATIONS**

### **I. GENERAL**

1. Welcome to the private world of Pinelake Village. Every effort has been made to insure that your residence here is pleasant, enjoyable, and safe. The property on which you live is privately owned and we are required, by law, to abide by the highest standards and regulations. Most of our rules and regulations are based on what is required by State and County authority; the remainders are published to protect your safety, property and privacy.

### **II. THE MOBILE HOME**

1. No manufactured home may be moved into Pinelake Village without permission from management, and prepayment of an entrance fee of no more than \$\_\_\_\_\_.
2. Every resident shall attractively maintain his mobile home and comply with all applicable laws, ordinances and regulations of Florida and the County of Martin.
3. Location, setback and final home position on the site will be under the overall direction of the management and comply with Martin County Zoning Regulations.
4. Hitches and tongues must be removed. All homes must be skirted with approved material.
5. All manufactured homes must be set-up and anchored in accordance with the county and state regulations that apply to individually owned lots.
6. All patio covers, carports, storage rooms, screened rooms, etc. must be approved by management, prior to construction.
7. A specified sign, with the homeowner's name and house number must be hung from the lamppost. The sign may be purchased through the office.
8. All tanks for kitchen and other appliances must be buried or screened from sight.
9. Carports, utility rooms, skirting, sod and yard lights are required on all homes.

### **III. THE HOME AND HOMESITE**

1. Each resident is responsible for the overall appearance of the homesite. It must be kept orderly, neat, clean and free of litter. Mowing, trimming, watering, weeding and general care of the lawn and shrubs is the responsibility of the resident. Pruning and/or removal of trees is the responsibility of the homeowner. Please check with management before planting, due to the underground utilities.
2. Pruning and/or removal of trees and vegetation are the responsibility of the homeowner. Management must be notified before the removal of any trees.
3. Homesites must be maintained to community standards. Should management have to provide maintenance to the homesite, the cost of said maintenance will be charged to the resident.
4. Homesites are non-transferable, without written consent of management.
5. Any storage structure must be under a patio roof or inside a screen enclosure and must be approved by management before construction.
6. Any structural improvements to the manufactured home must have plans submitted and approved by management, before such improvements are implemented.
7. Any change in exterior paint and/or siding colors must be approved by management before changed.
8. No outside laundry lines may be installed or used.

9. Lawn care equipment, barbecues, tools, garbage cans, etc., must be stored in an enclosed area. Concrete patios and carports shall be kept clean and are not to be used for storage areas. Appliances such as refrigerators, washers and dryers, water softeners etc., are not permitted on open patios.
10. For the first four (4) weeks, new sod and plants may be watered, as needed. Refer to the watering schedule for your specified watering days. Please be sure to conserve water at all times.
11. Prior to the sale of the home, if the Seller wishes the home to remain in the community, the purchaser must be approved by management. Homes that do not meet the condition and/or appearance of the community, must be removed, pursuant to Section 723.061 Florida Statute.

#### IV. UTILITIES

1. Electricity is individually metered from Florida Power and Light Company.
2. Telephone connections are provided to all spaces by underground cables and private lines are available upon application to Bell South Telephone Company.
3. Residents without phones, please note: In the event of emergency calls (interpreted as serious illness, accident or death), every effort will be made to promptly notify you. The office will not assume the responsibility for delivery of the usual run of messages.

#### V. AGE REQUIREMENTS

1. Pinelake Village is intended as housing for 55 years or older persons. All residents, whether they be homeowner/residents must have attained the age of 55 years of age, with the following exceptions.
  - a. in the case where one homeowner/resident meets the age requirement of 55 years or older, the other homeowner/resident may be of an age less than 55 years provided, however, that at all times there shall be at least one homeowner/resident in the unit, who meets the age restriction;
  - b. no one under the age of 18 years is permitted to reside in Pinelake Village;
  - c. it is hereby declared by Pinelake Village that we intend to provide housing for 55 years and over persons and do, in fact, provide housing for 55 years or older persons, as defined in the Fair Housing Amendments Act of 1988 (Public Law 100-430). Further, it is the intention of Pinelake Village to meet exemption for housing for 55 years of age, or older persons, as provided therein, and to publish and adhere to policies and procedures which demonstrate such intention;
  - d. this Section shall not apply to parties in residence as of March 12, 1989;

#### VI. POOL

1. The pool may be used from dawn to dusk. Children under 12 years of age must be accompanied by an adult/resident and supervised. No children in diapers are permitted to use the pool.
2. Food and soft drinks may be consumed pool side. There shall be no glass containers. Everyone is responsible for cleaning up after themselves, making sure that all trash is deposited into the trash receptacle.
3. The pool furniture may be moved, at your convenience, **BUT, PLEASE RETURN IT TO THE ORIGINAL CONFIGURATION** when you leave the pool area.
4. No animals permitted in the pool or the pool area.

#### VII. GUESTS

1. It is your responsibility to make the Rules and Regulations of Pinelake Village known to your guests and insist that they comply. All homeowner/resident are completely responsible for the action and behavior of their guests.

2. Only those persons listed on the lease or rental agreement are permitted to reside in any manufactured home. Guests' visits may not exceed fifteen (15) consecutive days or thirty (30) days per calendar year, without permission from management.
3. While your guests are visiting you, they are entitled to utilize all of the community's facilities, as long as they do not do so to the detriment of the other residents.
4. No recreational vehicle may be occupied while parked in Pinelake Village.

#### VIII. PETS

1. Common house pets are allowed, however, they must be registered and approved with management. Pets must not weigh more than 20 pounds.
2. Pets are not allowed to run free. There is a leash law. When walking your pet, all droppings must be picked up and disposed of properly into your refuse container.
3. In the event of complaints of the homeowner/residents, and if investigation reveals complaints are warranted, one warning will be issued to the owner. On the second justifiable complaint, the homeowner/resident will be required to dispose of the pet or vacate the premises.
4. No pet houses are permitted on the homesites.

#### IX. TRAFFIC REGULATIONS

1. The SPEED LIMIT IS 15 MILES PER HOUR. Third time speeding violators will be evicted. Pedestrians, golf carts and bicycles shall be granted the right-of-way, at all times.
2. Trucks over  $\frac{3}{4}$  ton, except service vehicles, are not permitted.
3. Motorcycles, mini-bikes and motor scooters will be permitted upon written consent of management only.
4. No vehicle may be parked on the lawn. Temporary guests may park in the street for a brief period of time. Guests must park in the designated parking spaces at the clubhouse or at the lot of the former spa area, should they be staying overnight.
5. No boats, utility trailers, unlicensed or in-operative vehicles can be parked in Pinelake Village.
6. Recreational vehicles that are the only means of transportation may be parked in the carports. They must be parked so that the view up and down the street is not obstructed.

#### X. REFUSE

1. Refuse will be kept out of sight. Plastic bags with refuse therein shall be placed adjacent to the street, twice (2) weekly. Recycables will be picked up on the second pick-up of the week. Recycling bins provided by Nichols Sanitation, Inc.
2. No burning of trash, leaves or other materials is allowed at any time.
3. Extensive tree trimming and/or removal of trees must be removed from Pinelake Village premises by the contractor doing the work.

#### XI. SELLING, SOLICITING & SUBLETTING

1. No selling, soliciting, peddling or commercial enterprises are allowed in this community. This will not preclude tenant rights regarding canvassing, as described in 723.054(3), FS.
2. Any resident intending to sell their manufactured home must advise management with this information.
3. **"FOR SALE"** signs may be displayed from inside the home **ONLY**. Management must be notified, should you decide to sell your manufactured home, 30 days in advance. Should your manufactured home not be up to code, you will be responsible for seeing to it that it is before selling. You should consult management in order to determine if anything must be attended to before you sell.

4. Prospective buyers must obtain an Application for Residency from management for approval, prior to the final purchase of the home.
5. **SUBLETTING IS NOT PERMITTED** in Pinelake Village Manufactured Housing Community.
6. Pinelake Village has a resale service, which is offered to the homeowner/resident, wishing to sell their mobile home. A commission is charged for this service.

## XII. FIREARMS

1. No firearms shall be discharged on any of the property comprising Pinelake Village.

## XIII. MISCELLANEOUS

1. Office hours are from 9:00 A.M. to 5:00 P.M., Monday thru Friday.
2. Pinelake Village reserves the right to amend or revise these Rules and Regulation at any time. Amendments to the Rules and Regulations will be with ninety (90) days prior notice.
3. Rules regarding each recreation facility are posted for your safety and convenience, in that respective area. Failing to observe these rules will be cause for eviction.
4. The management and ownership of Pinelake Village shall not be responsible for loss or damage caused by accident, fire, theft, or act of God, to any manufactured home or personal property belonging to the homeowner/resident or their guests on the premises.

It is management's desire that your community is the finest available and that your life is a pleasant and enjoyable one in Pinelake Village. These Rules and Regulations are yours for your protection and safety. The Management Office always welcomes your suggestions and help in keeping the Rules and Regulations in force.