

PLEASE DO NOT REMOVE THESE RULES FROM YOUR HOME
IF YOU SELL, GIVE THEM TO THE BUYER

PINE RIDGE A 55+ MOBILE HOME COMMUNITY
RULES AND REGULATIONS

All reasonable measures have been taken to ensure that your residency is safe, pleasant, and enjoyable. This property is privately owned, and we are required by law to abide by certain standards. Many of our rules and regulations are based on the requirements of Florida law. The remainder are published to help assure the protection of your safety, your property, and your privacy.

Consideration and courtesy to others, plus your cooperation in maintaining an attractive mobile home park will help sustain the high standard of this park.

Pine Ridge mobile home park is a 55+ senior citizens retiree mobile home park community and is designed for adult living standards. Children are welcome to visit, and each resident shall be responsible for their guests. No minors will be allowed in or around the recreation area unless he/she is accompanied by the resident being visited.

The following rules and regulations are intended for the comfort, welfare, and safety of you and your visitors, and to maintain the appearance and reputation of our park. They may be amended from time to time to achieve this purpose. Your cooperation will be greatly appreciated. The management of this park reserves the rights to terminate the tenancy of any resident for violation of any of the rules and regulations, as per Florida Statute.

1. **ADMISSIONS AND OCCUPANCY:** Before taking occupancy, potential residents must register themselves and pets and review the Rules and Regulations with Management. Pine Ridge Park reserves the right to refuse admittance into the park to any person(s), in accordance with Florida State Law. It is imperative that all prospective buyers inspect these Rules and Regulations before buying a mobile home.
 - a. Pine Ridge Park is a 55+ Mobile Home Community, whose facilities, activities, and common interests are geared to older people 55 years of age or older, 55 being the minimum age for residents.
 - b. Prospective residents must have their applications approved by Management prior to moving into the park.

2. Management reserves the right to add to or change the rules and regulations and set policy not contained herein upon notification to residents.
3. **RESALE OF HOME:** Park residents must notify management before they sell their mobile home or list it with a real estate firm. One “For Sale” sign will be permitted in front of the home. Prospective residents must have their applications approved by Management prior to moving into the park.
 - a. No homes are to be purchased for the purpose of being used for rentals. The homes are intended to be owner occupied.
4. **VISTORS AND GUESTS:** All visitors and guests of Pine Ridge Park are to register with management and are welcome at no charge but are limited to 15 consecutive days or 30 days per year in residence at the park. Guests that stay beyond the time mentioned shall be considered residents, with a charge of \$20.00 per month, per person, added to the lot rent. The extra charge for guests shall be paid separately so as not to cause problems with the rent rolls. Children are not permitted on the shuffleboard courts without adult supervision. Your cooperation will be greatly appreciated.
5. **RENTS:** Rents are due on the first day of the month. All rents must be paid within the first 7 days of each month and any rent payment due shall be delinquent after the seventh day of the month, giving cause for eviction. Rent that is received after the seventh day of the month shall be considered LATE and subject to a late fee of 10%. All rents are to be send to:

Titan Trust Services
496 N Harbor City Blvd
Melbourne, FL 32935
6. **Utilities:** Mobile homeowners are responsible for paying for their own utilities. Water and Sewage will come in a separate bill and be paid in addition to lot rent. Cable and Electricity will be paid directly to those providers.
7. **Conduct:** It is important that we respect our neighbor’s privacy and property. Disturbing noises are not allowed at any time. Quiet is required between the hours of 10:00 pm and 8:00 am. Televisions, radios, and stereos must be kept low at all times. Disorderly conduct, intoxications, and profane language will not be tolerated. All persons causing a disturbance or being a nuisance may be required to vacate the park. Do not cross through yards. Use the street when going from one area to another.

8. **SKIRTING AND ACCESSORIES:** All homes must have either solar block or aluminum skirting. No fiber board, plywood, or decorative paneling is to be used. Homes which do not conform must do so prior to transfer of ownership, or within sixty (60) days of notification by Management. Sheds, steps, porches, canopies and other exterior accessories must be approved by the Management as to size, material, location, and construction before installation. It is the responsibility of the homeowner to check with county to see if any permits are required.
9. **STORAGE SHEDS:** Only one approved shed per home is allowed. No lockers, storage cabinets, or shelving can be used within the carport or porch area. Homes which do not conform must do so prior to transfer of ownership, or within thirty (30) days of notification by Management. It is the responsibility of all residents to check with the county for all required permits.
10. **OUTSIDE STORAGE:** All tools, mowers, ladders, cement blocks, washer and dryers and similar items shall be stored in the home or in an approved shed. Storage of any kind is not allowed in any exposed area on your lot. **THIS INCLUDES YOUR CARPORT.**
11. **OUTDOOR FURNITURE:** Only patio or lawn-type furniture will be allowed on open patios or carports. **NO INSIDE UPHOLSTERED OR KITCHEN-TYPE FURNITURE IS ALLOWED.**
12. **ATENNA:** Pine Ridge Park has cable TV running through the park. There will be no more exterior TV antennas allowed. Those already in the park may remain until the home is sold.
13. **CARPORTS:** Oil slicks are to be cleaned promptly, so as not to look unsightly. Carport surfaces are to be kept clean and free of any debris.
14. **HOME MAINTENANCE:** You are responsible for the appearance of your home, which shall be kept neat and clean and in a state of good repair. Damage to your home must be repaired and restored to the original condition within thirty (30) days from the date the damage occurred. Residents **MUST** have their homes washed at least once a year.
15. **LAWN AND PLANTER MAINTENANCE:** Tree and shrub trimming, weeding, sodding, fertilizing, and watering of lawns and planters are the responsibility of the **RESIDENTS**. Residents are to keep all park property which is affixed to their lot in the same condition as above. Residents who leave the park for the summer or for vacations must provide for the maintenance of their lot while they are away and

notify management who is going to maintain their lot. If the homeowners' trees and shrubs become unsightly or overgrown, management will either have work done at the homeowner's expense or have the plants in question removed from the homeowner's lot at the homeowner's expense.

- a. Residents **MUST** trim all trees and shrubs located on their lot. If a resident has a tree or shrub removed from their lot the stump must be removed with the tree or shrub. **NO EXCEPTIONS!** Residents must have approval from management before removing any trees or shrubs.
 - b. Setting of trees, shrubs, and plants must be approved by the management to ensure that no damage is done to underground facilities and provide ease of mowing. Damage to underground facilities caused by residents planting trees and shrubs or by digging in your yard without the approval of management will be charged to the resident. Plants are to remain if the resident decides to relocate.
 - c. Management reserves the right to have any tree or shrub removed from the resident's lot that is posing a problem for maintenance or is unsightly, without notice to the resident.
 - d. To keep laws looking their best, and from deterioration from attack of insects and weeds, residents must provide proof of lawn maintenance, either by professional lawn care services or by self-maintenance.
16. **TRASH AND GARBAGE:** Please put trash and garbage (yard trash also) into the dumpster provided. The company will not take anything unless it is in the dumpster. No garbage pails are to be left in sight or near curbs. All residents are responsible for taking their trash to the dumpster. Currently trash will be picked up from the dumpster on Monday and Thursday every week
17. **FENCES:** No fences of any nature will be permitted.
18. **SPEED LIMIT:** The speed limit in the park is 10 miles per hour.
19. **PARKING:** Automobiles must be parked in you own driveway. There is no street parking. Repairing or maintaining of motor vehicles such as changing oil, tires and batteries, etc. in the park is prohibited. No junk cars will be permitted. **All vehicles must have a current registration and tag.**
20. **MOTOCYCLES, MINI-BIKES, MOPEDS:** These will not be permitted if excessively noisy and disturbing to others.
21. **SIGNS:** ALL "FOR SALE" signs must be no larger than 18x24 inches and must be placed in front of the mobile home. Only one (1) "FOR SALE" sign will be

permitted on the lot. Management must be notified if your home is for sale. No “FOR RENT”, “FOR HIRE”, or commercial “WANTED” signs offering to perform any service, or to sell any product, shall be displayed in the park.

22. **GARAGE SALES:** No garage, porch, lawn, yard, or similar sales shall be conducted in the park without the management’s permission, except if it benefits all park residents.
23. **WATER, SEWER AND ELECTRIC LINES:** The sewage treatment plant is operated by Okeechobee County and its proper operation is important to all residents. The plant will not operate efficiently if cigarettes butts, fruit, rags, wipes, or other bulky items are deposited in toilets. Cigarette filters seriously impair the operation of the treatment plant. The mobile homeowners are responsible for the maintenance of their utility lines. This includes the following. Water lines from the resident’s house to the bottom side of the water meter. Sewer lines from the residents’ house to where the lines hook in with the main sewer lines. Electric lines from the resident’s house to the top side of the electric meter.
24. **CLOTHESLINES:** Laundry may be hung on small umbrella type clotheslines directly behind the mobile home, these umbrella type clotheslines must be taken down after clothes have dried. Management reserves the right to approve or disapprove of the type of clothesline used and its location. No lines may be strung in carports or from trees.
25. **PETS:** Only one pet is permitted in the park no larger than forty (40) lbs. and must be approved by the park management. **ALL PETS MUST BE REGISTERED WITH MANAGEMENT AND HAVE CURRENT LICENSE AND SHOTS, NO AGGRESSIVE BREEDS.** All pets must be kept in the house, or when outside, must be accompanied by their owner and be properly leashed. No pets are to be tied outside and left unattended. No pet which is noisy or dangerous to disturb a resident of the park may be kept. The owner of each pet must gather and dispose of its waste and never permit it to create an unsanitary condition in the park. Pets are not allowed in any of the park’s common areas. Management will determine areas where pets are to be walked, which change from time to time. The management’s decision on pets will be final. ***Feeding or providing water for any stray animals is strictly prohibited.***
26. **INSPECTIONS;** MANAGEMENT RESERVES THE RIGHT OF ACCESS ONTO ANY LOT AT ANY REASONABLE TIME FOR THE PURPOSE OF INSPECTION AND/OR MAINTENANCE.

27. **SALES:** No mobile home may be sold if the home is to remain in the park, until the management has approved and determined the acceptability of the new residents, and they have had an opportunity to study these Rules and Regulations. All homes are subject to a complete inspection by management, as per Florida Statutes. If the home is found to be in need of repair or not conforming to the Rules and Regulations, it will be imperative for the mobile home to be brought up to the specific standards prior to transfer of ownership. This would be done in compliance with Florida Statutes.
28. **REMOVAL:** Management may require the removal of a mobile home from the park if the same does not meet the standards specified in these rules and regulations, or if the same is not properly maintained. This provision is for the purpose of assuring the quality of the park and decisions by management are binding and will be carried out in compliance with Florida Statutes.
29. **SOLICITING:** Soliciting is prohibited. Commercial enterprises which, in the opinion of management, will benefit all residents, may be allowed. No type of business or soliciting may be conducted in any home or anywhere in the park except for the rights granted to residents in chapter 723:054 of the Florida Statutes.
30. **ALTERATIONS:** Exterior alterations or additions to any home must be approved by the management in writing.
31. **WARNING:** Mobile home parks, of necessity, contain extensive underground facilities. High voltage transmission lines run underground to all lots; therefore, any digging must have management approval.
32. Management is not authorized to enter mobile homes without the owner's consent in writing, except in an emergency such as fire, death, etc.

It is the hope of the management that you abide by all of these Rules and Regulations and that your residence in Pine Ridge Mobile Home Park will be a long and happy one.