

CITRUS PARK'S RV RULES AND REGULATIONS 2017/2018

PLEASE KEEP FOR REFERENCE

The following rules and regulations are for the safety and enjoyment of everyone and will help make your stay with us more comfortable.

Last updated: January 2017

QUIET TIME: From 10:00 p.m. to 8:00 a.m.

POSTED RULES: Rules regarding each facility, i.e. recreation buildings, pools, shuffleboard courts, tennis courts, etc., are posted for your safety and convenience in the respective areas and must be adhered to by all residents and guests. Equipment and facilities are used at your own risk. Hours of use for recreational facilities are posted.

VISITORS AND OVERNIGHT GUESTS: ALL DAY VISITORS must be registered at our security gate using our automated system 992-8144 and guests staying overnight must be registered at the administration office. All **daytime** visitors/guests must be **accompanied** by the homeowner when using any of the Amenities. Homeowner must register all overnight guests and pay \$5.00 if the household exceeds 2 people.

SWIMMING POOLS: **The pools are not attended by Lifeguards! Use of the pools is at your own risk.** Pool and Spa hours are from Dawn to Dusk. Day Guests must be accompanied by the resident. Children under 14 must be accompanied by an adult who must supervise them at all times while they are at the family pool. Check other regulations on the pool signs. The **CLUBHOUSE** pool is designated for **ADULTS 21** years or older!

MOTORIZED VEHICLES: All vehicles must be operated in a normal manner; speed limit is 15mph throughout the park. Operation of vehicles **ONLY BY LICENSED DRIVERS. NO children under 16 years of age are permitted to drive golf carts without being accompanied by an adult.** All golf carts must have lights, mirrors, horns and most importantly proper ownership identification displayed on the cart (name or address). Please follow all one-way traffic signs and refrain from taking shortcuts. NO ATV'S are permitted! Note: Trost Blvd. is for licensed vehicles only!

PETS: **(1) ONE** pet per household. Pets must be leashed at all times while outdoors. Management reserves the right to refuse residency to any pet depending upon that pet's compatibility to the park in general (includes constant barking). All animals must have current health certificates. Please care for them and all of us by cleaning up after them. No pets are allowed in the recreational areas. Quiet time applies to pets as well as to residents. Certain breeds of dogs (including but not limited to Doberman pinschers, German shepherds, Rottweilers, Chows and Pitbulls or any mix thereof) are not permitted due to their size and/or aggressive natures.

WILDLIFE: DO NOT feed or tease wildlife in the lakes or canals, for your safety and theirs. According to State Law, feeding the alligators may result in a \$500.00 fine and up to 60 days in jail. FISHING in the park is prohibited!

LAKES AND CANALS: Do not throw *ANYTHING* in the canals/lakes. Wading in the lakes is not permitted! Do not cut or remove vegetation in the canals. As a reminder, the edge of the canal is not your site. Do not plant, grow or place trees, shrubbery or decorative plantings. These plantings will inhibit the maintenance of the canals by park personnel.

WATER CONNECTIONS: The Lee County Health Dept. requires that all RV's use a white hose for a drinking water connection and a blue/green sewer connection hose. **Any hose coming from your water service must have a vacuum breaker installed including both sides of a "Y" splitter. Removal of a vacuum breaker or adding Y's without breakers shall be a \$250 fine.** Your sewer line must be free of breaks or cracks. Taping is not permitted! Sewer line must fit snugly into sewer connection. You must install a sewer cap upon departure. If Resident breaks a water line and/or water service for any reason additional fees and expenses for the repair may apply.

WATER USAGE: Citrus Park has its own water and sewer plant and will conduct and update the watering schedules as needed on a conservative schedule OR according to our County Regulations. **No in ground irrigation system connecting to our drinking water is permitted!**

GARBAGE AND RECYCLING: All garbage is to be placed in the compactors located at each hall. **NOTHING IS TO BE LEFT OUTSIDE OF THE CONTAINERS.** Recycling containers are located at our Clubhouse. There will be a \$250 fine for anyone caught dumping or leaving items outside of the proper containers. Grass clippings, leaves and other small organic garden debris will only be picked up in BIODEGRADABLE bags (available at grocery stores). No garden debris should be put in compactors or left on the islands.

GENERAL:

- * Firearms and air rifles are not to be discharged in the park.
- * No open fires. * Properly supervised grills only.

YOUR SITE: One unit per site. All seasonal residents are required to provide Management with proof of ownership (by providing Management with a copy of official certificate of title or registration) at occupancy. If unit is to be left in Florida year-round, it must be registered in Florida. No unit may be used solely for the renting to others! Business ventures may not be conducted on or from the sites. Outside storage of any household appliances such as washers, dryers, refrigerators, stoves and shelving units are not permitted. Umbrella clotheslines are permitted ONLY. Any sleeve for clotheslines must be flush with existing grade. No outside laundry lines are to be strung. Satellite dishes are permitted as long as they do not exceed 18 inches and are attached to your unit.

2 car maximum permitted to be parked on your lot. You are permitted to store one boat, canoe, or Jet Ski up to 20ft. long **behind** your unit. All vehicles, boats and personal watercraft left on property in the summer months must be parked only on a paved driveway at the Resident's own lot site. Carport canopies are permitted as long as you have a paved driveway and they are properly secured or anchored. Canopy tops **MUST** be removed during the summer months or upon residents' departure. If your site has a driveway your vehicles must be parked on them and not in the grass!

All items that may cause a hazardous situation during our summer weather conditions must be removed from the outside of your unit. If left after your departure you will be charged for its removal. The first 3ft. from the roadway is reserved for a utility and maintenance easement. Encroachment of this easement with plantings, trees and yard decorations is not permitted!

HOME MAINTENANCE: Residents/Owners in the RV section are responsible for insuring their unit. The R.V. residents/owners are also responsible for maintaining their units and sites, except for mowing. This includes pressure washing of unit and trimming of plants /shrubby. The mowing of your site is the responsibility of Citrus Park, however, the trimming around your home and plantings are **your** responsibility. If park management is forced to trim and maintain your site beyond its responsibility there will be a charge of **\$150.00** each time we do it.

SALES LISTINGS: Units in the RV section must be maintained to meet park standards. Do not "assume" your unit can be sold and stay in the Park. Consult your Rental Agreement and get prior written consent from Citrus Park before placing the unit for sale. The overall age/condition of the unit, its appearance, electrical, water and sewer connections will be included in evaluating whether the Unit will be permitted to stay in the park upon resale.

SITE IMPROVEMENTS (ADDITIONS): All permanent units must receive approval from the park with specific authorization forms and guidelines. Construction of sheds, screen rooms, driveways and ALL CONCRETE work must have PRIOR approval from the office and where necessary, the proper City or Lee County permits!

HAZARDOUS ITEMS: It is illegal to deposit oil, batteries and your propane tank anywhere in Citrus Park! Please take all hazardous waste to designated recycling locations. **VIOLATION OF THIS RULE IS A MATERIAL AND IRREPARABLE BREACH OF YOUR RENTAL AGREEMENT.** Violators will be prosecuted to the fullest extent of the law, and their Rental Agreements terminated. If necessary, eviction proceedings will be commenced against the violator and the Resident/Owner, if applicable.

EQUAL HOUSING PROVIDER: Citrus Park is an equal housing provider under Florida and Federal fair housing laws. The Community will not refuse to rent or otherwise make unavailable any RV site to any person because of race, color, national origin, sex, handicap or religion. However, the RV park is intended and operated as 55+ housing. Residents must provide acceptable proof of age upon initial entry into the park, or upon request thereafter. Under the law, Citrus Park may make certain exceptions to allow a limited number, no more than 15% of occupied units, to be occupied where no occupant is 55+ years of age. If that limit is reached, however, all subsequent applications for occupancy will be strictly limited to maintain Citrus Park's status as a 55+ community under the law.

MOST IMPORTANTLY: The interest of Citrus Park, as Lessor, shall not be subject to Liens for improvements made by the Lessee, Resident/Owner, under any circumstances. All of the leases entered into by Citrus Park, as Lessor, for the rental of premises(lots) within the RV Park, prohibit such liability and a notice of such prohibition is recorded by Citrus Park in the Public Records of Lee County, Florida, in accordance with the provisions of Section 713.10(2), Florida Statutes.

Please take note that our rules and regulations will be enforced. Any cost for replacement to damaged property will be passed on to the violator. If the violator is not found, the cost eventually is passed on to all residents, so it is important that everyone cooperate. It is for the wellbeing of our community as a whole! The park is privately owned. We reserve the right to select our guests. Failure to follow the rules and regulations will result in termination of any rental agreement.