

# **BAHR'S MOBILE HOMEOWNERS' COOPERATIVE, INC**

## **RULES AND REGULATIONS**

**APRIL 2009**

**These rules supersede any previous rules.** This property is owned and governed by the Corporation of Bahr's Mobile Homeowners Cooperative. The rules and regulations are to help assure the protection of your safety, property and privacy. These rules and regulations may be amended with a written notice of amendments ninety days prior to effective date.

In the event a situation arises that is not covered in these rules and regulations, the Board of Directors' (herein known as the Board) decision will govern. The Board reserves the right to terminate the tenancy of a resident for violation of rules and regulations or lease.

1. Maintenance fees / rentals are based on two (2) persons or less per residence. One of the residents must be a minimum of fifty-five (55) years of age or retired.
2. All overnight guests must register at the office. Individual residents will be responsible for actions of their guests.
3. Visitors must be supervised by a park resident so as not to create an annoyance to others residents. Guests are not allowed in recreation hall, swimming pool or other recreational areas unless accompanied by a park resident. **USE AT YOUR OWN RISK.**
4. Resident and / or their guest must conduct themselves in a manner that does not disturb or annoy their neighbors. Quiet hours, 11 PM – 8 AM.
5. No resident(s) pets allowed. Visitors with pets must keep them on a short leash and in control at all times. Pets **MUST** be walked out of the park areas. Visitor pet stay is limited to two (2) days.
6. Recreational facilities, such as club house, shuffle courts and game room, etc., are available for use of residents and guests.
7. Garbage **MUST** be put in plastic bags and then put in a dumpster. No outside storage or garbage, bottles, cans, boxes and / or equipment is allowed. Disposition of trash, such as furniture, large boxes, appliances, etc., are the responsibility of the resident. Residents must see the caretaker's advice or direction on disposal of these items.

8. Maximum speed limit through park is ten (10) mph. Please obey. Motor bikes are to be kept on the roads.
9. Storefront or commercial advertising for profit is not permitted on lot site.
10. Each resident is provided with one (1) off street parking. No additional campers, motor homes, travel trailers, boats, trucks or car carriers are permitted in the park except in designated storage area. Please contact the office to make arrangements.
11. A coin-operated laundry is available for your convenience. Upon prior approval by the Board, retractable or umbrella type outdoor clothes lines are permitted on your site. These lines must be totally removable, and folded up each evening. Clothes are not allowed to remain on the lines overnight. No drying of clothes except in designated drying area.
12. Residents are responsible for keeping their own lot clean. There is not any storage allowed in front of any residence.
13. Landscaping and lawn maintenance are the responsibility of the owner. During the months of May through September, if mobile homes or trailers are not occupied, the caretaker will cut the grass at no charge. **Flower beds are the responsibility of the owner.** During the months May to November, when mobile homes / trailers are not occupied, owners must arrange to have flower beds kept in reasonably neat condition by having work completed at their expense. If a mobile home / trailer owner does not make arrangements, the Board will make arrangements and bill the resident. Residents must get approval before the planting of trees or shrubs. Once planted, all plants become the property of the park, but shall be the responsibility of the resident to maintain. Residents MUST NOT trim any park trees without permission.
14. REPLACEMENT OF ELECTRIC POLES & SERVICE. Shareholders and Mobile Home Owners who have electric service on a pole are responsible to replace it, when necessary, and responsible for electric box and line from the meter to the mobile. If service is underground, shareholder or mobile home owner is responsible for maintenance.
15. Mobile home owner is responsible for the maintenance of the water line from water main valve to the mobile home.
16. Mobile home owner is responsible for the maintenance of sewer under mobile to main sewer line.
17. Residents are expected to comply with county and state water codes.

18. Any mobile homes being placed in the park, unless authorized by the Board, shall not be older than three (3) years at the time of setup. Prior to entry and setup, the Board approval must be obtained as to size, year and condition. With written approval, variances may be allowed by approval of the Board.
19. Mobiles must be tied down and skirted with aluminum or vinyl skirting, or decorative blocks (with board approval) within 14 days after setup. They must also have concrete patio and patio awning within this time limit. They must meet the specifications of all country, local and state codes, and get permits that are required. Any construction shall be approved by the Board.
20. All travel trailers must meet specifications of all local, county and state codes. Any construction shall be approved by the Board. No building or construction contract shall be valid without the Board's consent.
21. Travel trailer and mobile home owners are responsible for damage to management or others, caused by them or their agents. They will be responsible for providing an insurance policy to casualty protect their separately owned property.
22. The Board shall have access to the home site at all reasonable times for the purpose of ensuring the safety of the residents, the repair or replacement of utilities and for the enforcement of the rules and regulations. Nothing shall obligate the Board to make repairs upon the home site: it being understood that it is always in the care of the resident.
23. Sale of homes: As a courtesy, the Board requests a 30 days' notice when selling. Owner may sell (a) privately, (b) by help of the Board or (c) through a broker. One (1) FOR SALE sign is permitted. The seller must provide purchaser with a copy of park prospectus and rules and regulations
24. All sales of mobiles are subject to review and approval by the Board. If the condition of the mobile is unacceptable and does not meet county and state requirements, the mobile must be removed from the park with 45 days. The Board may withhold approval until the mobile is in full compliance with the Used Mobile & Recreational Vehicle Code (Departmental Rule 15C-2) and the Federal Mobile Home Construction and Safety Standards.
25. A prospective owner must qualify with the requirements for entry into the park under the rules and regulations. Admittance may be refused for, amongst other reasons, bad credit, prior felony convictions and failure to make full disclosure or providing false information. If needed, the Board shall have 30 days to approve the new resident.
26. All residents must be in relatively good physical condition. When a resident's physical or mental condition deteriorates to the point where he or she is

incapable of caring for themselves and becomes a burden upon neighbors and management on a continuing basis, there shall be reason for a determination of violation of the rules by the Board.

27. Occupancy by guests of the mobile owner shall not exceed one (1) month, unless approved in writing by the Board, but no guests may occupy the mobile unless one or more of the permanent residents are then in occupancy, or unless approved in writing by the Board.
28. Immediate family members of mobile owners are allowed to use the mobile for a period of two (2) weeks in the off season without owners present, but a letter must be sent to the park office notifying them of the action.
29. ESTABLISHED RATES FOR STORAGE:  
Storage for Park Residents only – Storage during winter months is free to residents.  
Summer storage resident only - \$25.00 per month.  
All residents must have their own insurance.
30. Bahr's Park upholds the laws of the State of Florida concerning harassment.
31. Any concern, complaint or grievance regarding park rules and regulations should be submitted to a board member in writing. **NO ISSUE SHOULD BE TAKEN DIRECTLY TO THE CARETAKERS.**

## **RULES AND REGULATIONS FOR SEASONAL RECREATIONAL VEHICLES AND RENTAL APARTMENTS**

In addition to the park rules and regulations, the following rules apply only to seasonal recreational vehicle owners.

1. A mailbox key will be issued to each renter. A \$10.00 deposit is required, which will be refunded upon return of the key at the end of their stay. All mail for short stay renters will be delivered to the office. Renters can pick up their mail between the hours of 9:00 AM and 12:00 PM, Monday through Friday.
2. Recreational vehicles will be allowed to place a deposit on an RV site after April 1st for four (4) months. However, if someone contacts the office and wishes to rent that site for a longer period of time before September 1<sup>st</sup>, the office will contact the original tenant and they will have the option of either renting for a longer period of time or choosing another available lot in the Park. If they do not wish to do this, their deposit will be returned to them. If there is a failure to notify the office in writing, within 45 days of intended arrival, no refund will be given unless there is documentation of sickness or death.