



PALM BAY MOBILE HOME PARK

751 10th St. East (U.S. 301 N.) • PALMETTO, FLORIDA 34221
PHONE (941) 722-7048

Lot # _____

**I (WE) HEREBY ACKNOWLEDGE RECEIVING
THE RULES AND REGULATIONS OF PALM BAY
MOBILE HOME PARK, WHICH I (WE) AGREE TO
ABIDE BY**

DATE _____

Palm Bay Mobile Home Park

751 - 10th Street East (U.S. 301 North)

Palmetto, Florida 34221

Telephone (841) 722-7048

RULES & REGULATIONS - EFFECTIVE JUNE 1, 2016

- 1. LOT RENTAL** - Rent is due on the first day of each month. No cash is accepted for rent. Rent received after the Sixth of the month at 2:30 p. m. Eastern Standard Time, is subject to additional rent of \$45. Bounced rent checks will incur a late fee in addition to the bounced check fee of \$40.00 if not repaid within 24 hours of notification. In the event of a returned check, only a cashier's check or money order for the full amount due will be accepted and no personal checks will be accepted for the next two months. Water, sewer and storm water charges are billed directly to the Home Owner by the utilities collection company. If payment of the water/sewer bill is not received by the date due, there will be a \$35 late charge per month due to Palm Bay Mobile Home Park.
- 2. QUIET ENJOYMENT** - Any act of any resident or permitted invitee of any resident which disturbs or endangers the life, health, safety, property, or peaceful enjoyment of the park or its residents is not permitted, and is grounds for eviction.
- 3. OCCUPANCY** - Palm Bay Mobile Home Park is an age 55+ park. All persons must be approved to reside in the Park. All residents and overnight invitees must be approved prior to occupancy. At least one resident must be 55 years of age or older. An approved person may have a member of his immediate family (spouse, parent, adult sibling, or child) approved to reside with him as long as the family member is over the age of 40 and is approved for residency. The family member, under the age of 55, may reside only for such period as the person over the age of 55 actually lives in his home. No one under the age of 40 may reside in any unit of the park under any circumstances. Maximum approved residency in a home is limited to three (3) persons.
- 4. INVITEES** - Approved Residents must register overnight invitees with the Park Manager prior to their arrival, including dates of arrival and departure. The invitees must supply proof of identity and be approved by the Park Manager. Invitees may stay without charge for up to 15 consecutive days or a total of 30 days per calendar year. After 30 days, an invitee must pay \$75 per invitee per month or part thereof and may not stay beyond an additional 30 days. Children (under 18) must be accompanied by a resident when using park facilities, and may not use the pool table. Residents are responsible for the actions of their invitees. Nothing contained in these Rules and Regulations shall be construed as to authorize children to reside in the park.
- 5. COMMERCIAL ACTIVITIES** - No commercial activities, including babysitting or child day care, are permitted at the park or on or in any lot or home.

6. **PETS** - Pets, except for small birds in a cage or fish in a tank, are not permitted in the park at any time. Violation of this Rule may result in legal action including eviction. Feeding wild or stray animals is prohibited.

7. **LOT & HOME MAINTENANCE** - The Home Owner shall maintain the lot and the exterior of the home in a neat and clean manner and shall have the home pressure cleaned or painted as required by Management. Storage is not permitted on the patio, in the driveway, or on the lot. Home Owners shall maintain the trees, plants, shrubs, and lawn (mow, trim, edge, fertilize, etc.) on their lots. Summer lawn maintenance requires mowing once a week. Watering the lawn is allowed before 9 A.M. or after 5 P.M., or in accordance with any government watering regulation. Excessive watering causing water run-off into the street is prohibited. Planting or removal of trees and plants on the lot requires the Park Owner's approval. Should it become necessary, because of neglect, for the management to maintain the lawn, the cost to the Home Owner will be \$50 per mowing, trimming, and edging.

8. **CLUBHOUSE** - Smoking is not permitted in the clubhouse. The clubhouse is for the use of park residents and their invitees who are accompanied by the resident. The clubhouse may not be used for commercial activities. All activities must be approved by the Park Management. Hours are from 8 A.M. - 9 P.M. daily and may be temporarily extended or shortened upon request and with approval by Park Management. All personal property in the clubhouse is owned by the park. Any alterations or changes to the personal property or to the clubhouse must be approved by the Park Owner. Residents using the clubhouse or personal property therein shall clean up immediately after their activities. All posted rules at the swimming pool must be followed. Only approved residents of Palm Bay Mobile Home Park and approved guests of residents of Palm Bay Mobile Home Park who are physically present with the resident at the pool may use the swimming pool.

9. **SALE OR RENTAL OF HOME** - The application for the sale or rental of a home must be provided to Management not less than fifteen (15) days prior to the date of sale or the effective date of commencement of the rental. Prospective residents must complete an application for residency and be approved by the Park Manager prior to residency. Application fees are \$25.00 for the first person, and \$20.00 for each additional person (up to a maximum of three persons). It is also the obligation of the Home Owner to provide prospective buyers/renters with a complete copy of these Rules and Regulations. All prospective residents take residency subject to the Rules and Regulations of the Park and to any existing liens of the Park Owner including unpaid utility expenses.

Only one "For Sale" sign is permitted, not to exceed 12" x 18" to be displayed from a window. "For Rent" signs are not permitted. Renters shall have the same residency limitations as the Home Owner. If the Renter is seasonal (i.e. less than one year), a maximum of 2 seasonal Renters may occupy the home.

10. **MAXIMUM HOME OWNERSHIP** - No person may own more than two (2) mobile

homes in the park at the same time.

11. **VEHICLES & BOATS** - For your safety, the park's speed limit is 15 MPH. Overnight parking and storing boats or vehicles are not permitted on the street. Parking on the grass is not allowed. Vehicles illegally parked or without current license tags may be towed by Management at vehicle owner's expense. No repair or maintenance work is permitted on cars, SUVs, boats, RV's, trucks, etc. in the park. Parking on another's lot is prohibited unless written permission is given by the Home Owner to Management.

12. **WATER** - During periods of extended vacation, the Home Owner/resident must turn off the water supply valve to the home. Should it become necessary, because of willful or negligent acts of the Resident, for the Management to repair the water meter or the piping from the main water line to the meter module or from the main water line to the home, the costs of repair shall be charged to the Home Owner. Unpaid charges shall constitute a lien against the Home Owner's property on the lot. Homes with electric water heaters must have a check valve installed.

13. **SEWER** - The Home Owner must keep the sewer line flushed with water and is responsible for maintaining the sewer line from the home to the main sewer line. Any repairs, replacements, or cleaning of the sewer line between the home and the main sewer line are the liability of the Home Owner. This includes any foreign matter, roots, etc. that clog the sewer line. Unpaid charges shall constitute a lien against the Home Owner's property on the lot.

14. **GARBAGE** - Garbage collection is twice per week. The Home Owner/resident must use a wrapper or a liner in the trash can and should dispose of grease with the garbage. Throwing or placing grass cuttings, refuse, trash, or anything into the canals is prohibited. The City of Palmetto no longer charges Home Owners for extra refuse. If a Home Owner has an appliance to be picked-up, the Home Owner must notify the City of Palmetto. Grass cuttings, tree clippings, etc. not properly cut and tied as determined by the City of Palmetto shall not be picked up by the City of Palmetto.

15. **ADDITIONS** - A written plan must be submitted in advance and approved by the Park Owner before work begins for any additions, alterations, or construction to a home or to the lot.

16. **LAUNDRY** - A Laundromat is available. Only umbrella type clotheslines may be used if placed in an inconspicuous location behind the home. Clotheslines must be taken down when not in use. No clotheslines and no airing or drying of clothes on the lot or outside the home are permitted except in compliance with this rule.

17. **ELECTRICITY** - The Home Owner is responsible for his electric bill, the electric line from the home to the FP&L meter, the breaker, and any connection outside the home, including the utility shed and receptacles.

18. **AIR CONDITIONING** - Central air conditioners may be installed at the rear or at the side of the home.

19. **UTILITY SHEDS** - Utility sheds must be constructed to the roof of the carport.

20. **SATELLITE TV** - One satellite television dish, not larger than 20" in diameter, without extensions, may be installed directly on the home; on the side of the home, or installed on the rear of the home. Cable TV provided by a third party is expected to be available for purchase by residents by the effective date of these Rules..

21. **POLICY** - The Park Owner is not liable for accident or personal injury to any person or property through the use of any park facility. Home Owners and their invitees use park facilities at their own risk.

22. **MISCELLANEOUS** - Fences and gates are not permitted on any lot or around any home. No soliciting or peddling is allowed. Mobile home residents and their invitees may not use the sewer or trash facilities of the RV Park.

23. **MAILING ADDRESS** - Mail should be addressed as follows: Your Name, 751 10th Street East, Lot #_____, Palmetto, Florida, 34221. Always use your lot number, and remember to renew your forwarding address each year.

24. **PARK RULE CHANGES** - Park Rules may be changed or new ones added with 90 days written notice to each homeowner, and the board of directors of the homeowners association, if one has been formed.

25. **NOTICES** - The persons authorized to receive notices are:

As to Management: The Park Manager
 751 - 10th Street East
 Palmetto, Florida 34221.

As to Owner: Palm Bay MHC Holdings, LLC
 4956 North 300 West, Suite 200
 Provo, UT 84604