



## **PARK RULES & REGULATIONS**

Welcome to the Lakeside Village at Avon Park! It is our desire that you and your family enjoy living here and will consider our community as your home.

The following regulations are being furnished to you for the betterment of this community. Compliance with all rules and regulations is absolutely necessary. They are made for everyone's protection and safety. An Eviction notice could be served on the first notice if we feel you or your guests are endangering other people or destroying personal property whether it belongs to the park or another individual. Violence will not be tolerated by you or your guests. These rules and regulations may change at any time without notice.

### **REGARDING YOUR HOME:**

1. IT IS A REQUIREMENT OF THE PARK TO HAVE A WORKING SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN YOUR HOME AT ALL TIMES. Please see the Property Manager for a free smoke detector if you need one. Residents are fully responsible for smoke detectors.
  2. We strongly recommend that you seek an approved shelter 24 hours before arrival of a named hurricane that is forecast to travel over or near the park. Please make sure your home is secure before you leave and there is nothing that can be blown away from your property.
  3. The park or its owners/managers are not responsible for damage, injury, loss, theft, weather, flood or fire to either the property or person of a resident or guest of the park. Please make sure your insurance is in effect
  4. Skirting of your Mobile Home with a commercial, proper under-skirting is required within 30 days (e.g. corrugated metal is not allowed). Further, skirting must be of a uniform color and good appearance. \*does not apply to motorhomes.
  5. All sewer connections must have a rubber sewer ring as required by law. Do not deposit sanitary napkins, tampons, disposable diapers, paper towels or tobacco products in toilets. Your clogged sewer line will be cleared by the park at your expense.
  6. Residents may not tamper with underground sewer lines.
  7. Do not remove or tamper with back-flow preventers on water lines.
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8. Mobile homes and trailers must be cleaned or painted as often as necessary so as to not be considered an eyesore.
  9. The lot and mobile home are single-family dwelling units & must be kept neat & clean in appearance. Tenant is responsible for keeping lot clean and free of debris, trash, toys, tools, non-working automobiles, etc.
    - No tents or canopies permitted.
    - No combustible or hazardous debris or other items are allowed.
    - No unsightly clutter.
    - Major auto repairs & 'junkers' are not allowed. All automobiles must be in good working condition and used regularly. Non-working or unused automobiles are not allowed to be stored at your residence.
    - Garbage and trash must be taken directly from your home to the dumpster. Personal trash cans will not be permitted outside of your home.
    - Refrigerators, freezers, washers, dryers and other appliances must be kept inside the home or in a shed.
    - No swimming pools of any kind are permitted on park property.
    - No flags or signs are permitted on the outside of your house/trailer or lot except for an American flag under 40 inches wide and a for sale/rent sign under 20 inches wide.
  10. All construction must be cleared by management and must have proper permits.
  11. Construction of new docks or decks in or near the waterfront are not permitted.
  12. If and when you move a mobile home into or out of Lakeside Village at Avon Park you must first coordinate with our manager. All movers must be insured, and Lakeside Village at Avon Park must be named as an 'additional insured' in the event damage is caused by the move. The manager must be given a copy of the moving permit, and the lot must be left clean of any trash, tires, etc.; decks and anchors are also to be removed unless prior arrangements are made with the manager. \*does not apply to motorhomes.
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### **REGARDING PAYMENTS:**

#### 13. Payments, Fees & Notices:

- Rent is due on or before the 1<sup>st</sup> of the month.
- Current monthly rates are \$360 for a standard lot, \$385 for a lakefront lot.
- Cash payments are not accepted.
- Online payments will receive a \$5 discount.
- A \$25 late fee will be charged if the lot rent and electric bill is not paid by the 5th of the month. After one week, an additional \$10 will be added and then \$10 per week after that until the total amount due is paid.

If payment is not received by the 10th we will start the eviction process on the 11th. Should this occur, all money paid for lot rent, rent-to-own or improvements made will be forfeited. Note: Any expenses incurred to secure possession will be added to your account and your lot rent will not be considered paid until any and all fees have been paid.

- We charge a fee of \$35.00 for returned checks.

14. Additional adults that stay more than 3 days will be billed \$5/day, \$150/month.

15. No subletting of mobile homes or lots without written approval by management. If approval is given, each prospective tenant must fill out an application (the same as any other prospective tenant) that must be approved prior to moving into the park. The original tenant is liable for the actions of any sublet tenants including payments that must be made. The original tenant can be evicted due to the actions of the sublet tenant or their guests.

16. When selling your home, the prospective buyers must make application to the park for residency, including background and credit check.



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### **REGARDING THE PARK:**

17. Quiet hours are from 10pm to 7am. Anyone disturbing other residents for any reason during these hours will be given one warning prior to becoming subject to an eviction notice.
  18. The Park Speed Limit is 5 miles per hour. This will be strictly enforced. No joy riding of motorcycles, 3-wheelers, 4-wheelers, dune buggies, mini bikes or any other off road vehicles etc., will be allowed in the Park. You are responsible for your guests. Violations will not be tolerated, this is a safety issue.
  19. The laundry room is open 24 hours a day. Please keep the lights off when not in use and close the doors at night. No pet bedding allowed.
  20. Garage Sales:
    - No more than 1 per month
    - No longer than 3 days.
    - All sale items must be stored inside, except during the sale.
  21. Pet Regulations
    - **Only non-viscous pets are permitted in the park. No pit bulls, dobermans, etc. allowed.**
    - Pets must be under 25 pounds.
    - Do not allow pets to run loose throughout the park. Pets must be supervised and kept on a leash or inside a fenced yard by day. By night all pets must be kept inside so they do not bark and annoy other residents.
    - Pick up after your pets.
    - Guests of the tenants who bring their pets into the park must comply with these same rules as residents.
  22. Pest & rodent control in common areas will be responsibility of the park. Residents will be responsible for pest and rodent control in and under their home/trailers.
  23. Trees and shrubs are not to be destroyed, removed, planted or trimmed without the consent of management. Nothing is to be nailed to trees.
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## **PARK RULES & REGULATIONS**

24. You are responsible for the actions of any and all persons you allow onto the premises. Lakeside Village at Avon Park reserves the right to refuse admittance to any non-residents if they violate these rules.
25. Parents are responsible to see that children do not disturb neighbors or abuse property.
26. Vehicles, Trailers and/or Boats
  - A. All vehicles must have current registration and insurance.
  - B. Vehicles are to be parked in regular parking spots that are provided with each lot, not in the streets.
  - D. Trailers and/or Boats are not to be parked in the road, or on the lot, even if two vehicles are already parked there.
  - E. Loud vehicles are to be repaired with proper mufflers or whatever other equipment is required to quiet them.
  - F. Loud music is not to be played from cars.
27. Alcoholic beverages must be consumed inside your home. Public drinking and drunkenness will not be tolerated.
28. The use or display of any weapon, including but not limited to, a bow and arrow, BB gun, knife, gun, or fireworks, is expressly forbidden.
29. We will not tolerate tenants, occupants, or their guests who engage in conduct that will disturb the quiet and peaceful enjoyment of the premises by other tenants. Nor will we tolerate any violence or drug related criminal activity on or near the premises. You are responsible for your occupants and guests. Tenants, occupants, or guests who engage in criminal activity that threatens the health, safety, or right of peaceful enjoyment of the premises or anyone that is a danger to the other tenants or to the premises will be evicted.

It is our goal to maintain the Lakeside Village at Avon Park in such a way as to make you pleased to live here. We welcome your feedback and encourage your help to keep this a family-friendly park.

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Park Management: \_\_\_\_\_ Date: \_\_\_\_\_