

PINECREST MOBILE HOME PARK RESIDENTS, INC.

6043 Harriet Street, Zephyrhills, FL 33542

Phone: 813-782-6112 Fax: 813-782-7113

RULES AND REGULATIONS – EFFECTIVE APRIL 1, 2009

The purpose of these Rules and Regulations is to promote the comfort, welfare, and safety of the Leaseholders and Renters of Pinecrest Mobile Home Park, (herein after called the “park”) and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of Pinecrest Mobile Home Park Residents, Inc. of Zephyrhills, Florida.

1. All leasehold shares and rentals are based on not more than two (2) occupants per mobile home.
2. Guests shall not exceed fifteen (15) consecutive days or thirty (30) days total per year unless such guests have authorization from the Board of Directors or unless permitted by property promulgated rule or regulation. Over thirty (30) days, guests would be considered permanent residents. Renters and Shareholders will be charged an additional 50% of their Lot Rent or Maintenance Fee.
3. Children must stay off the Shuffleboard Court and any recreational area or park owned buildings. Any child in these areas must be accompanied by an adult.
4. All garbage must be sealed in plastic bags and placed in centrally located dumpsters. Yard trash will be limited – grass, shrubbery, leaves, tree trimmings, not over three (3) feet in length. Contact the office for information regarding removal of larger items.
5. Automatic washers and dryers are provided for your convenience. They will be available for use seven (7) days a week. The drying yard is not to be used on Sundays or holidays. Please do not hang laundry in car ports.
6. Each resident is encouraged to keep his/her premises, yard, patio, and driveway neat and clean at all times.
7. Each resident is required to park his/her vehicle in the driveway of the leased lot or designated parking area. NO unlicensed vehicles will be permitted. No more than two (2) vehicles per mobile home. The speed limit of ten (10) miles per hour will be observed.

Initials for 1st Occupant _____

Initials for 2nd Occupant, (if applicable) _____

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8. Before plantings are done, it must be approved by the Board. You may give your request to a board member of the Building Committee. Please space plantings for ease of mowing, enclosed in a border. Please ensure that the area is free of all underground utility lines. Once planted, all growth becomes Park property except for planters.
9. No Mobile Home or Lot shall be permanently or temporarily sublet without the Board's consent.
10. The pets in the Park may remain under certain conditions, new pets will be allowed. Pets must be on a leash and attended at all times when not in the Mobile Home. Barking dogs will not be tolerated. NO pet walking will be permitted on or around any recreational area or Park owned building.
11. No alcoholic beverages will be permitted to be consumed and no smoking will be permitted in or around any recreational area or Park owned building.
12. Always consider your neighbor. Avoid any excessive noise. Play radios and televisions softly at all times. No boisterous parties.
13. Appliances must be placed in enclosed living quarters or approved utility room. Only external designated patio furniture and grills are allowed on the patio.
14. All construction, additions and external changes to Mobile Home or Lots must be approved by the Board prior to beginning the project. No construction will be allowed on Sundays or Holidays. Construction must be done between the hours of 7:00am and 5:00pm during the week.
15. "For Sale" signs may be displayed on the Mobile Home itself, not on the leased premises. (Signs may not exceed 10"x12" in size). Prior to the sale of any Mobile Home within the Park by a resident, the Prospective Purchaser must be aware that the permanent occupancy of the Mobile Home is restricted to two adults, whose minimum age are fifty-five (55) for one and forty-five (45) for the other, and who both have received approval by the Board. Upon resale of the Mobile Home, the purchaser has the right to assume the remainder of the rental agreement in effect.

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16. When vacating the park premises, a Renter may not move the Mobile Home from the Lot until all charges have been paid to the Corporation and the Board has given permission. The Board must be informed so that the Board can make sure the Renter leaves the Lot clean and free of any debris and holes, all shrubbery is to remain on the lot.

17. The Corporation reserves the right to refuse admittance into the Park to any person, persons, automobiles, trucks, or mobile homes; refuse to accept further rent; decline to allow any lot be occupied; require any resident to vacate with proper notice for becoming a nuisance, improper conduct or failure to pay promptly, violating rules and regulations or law, or for any conduct that may be detrimental to other residents.

18. Homeowners are responsible for problems arising from improper use of the sewer system. The Park is responsible for the water line to the Mobile Home. The resident is responsible for the water lines in their unit.

19. Pinecrest Mobile Home Park and all its residents shall abide by Florida Statute 723.

Initials for 1st Occupant _____

Initials for 2nd Occupant, (if applicable) _____