

**Effective December 12, 2017**  
**SARASOTA BAY RV PARK**  
**RULES & REGULATIONS**  
***A 55 + Community***

Sarasota Bay is an adult community (55 years of age and older). Children and persons under 55 years of age are welcome to visit up to two weeks, twice each year at the rate of \$ 7.00 per person, per day. All guests must register with the office upon arrival. The registered owner of the unit must be present the entire time guests are here. Visiting children are the responsibility of the trailer owner. Children under 18 are not permitted on the shuffleboard courts or docks, or in the recreation area and buildings unless accompanied by responsible adult. NOTE: Park Management is not responsible for any accident or injury sustained by visitors or children.

The following RULES & REGULATIONS are listed in four sections as follows:

- I. GENERAL PARK RULES**
- II. ABOUT YOUR SITE & UNIT**
- III. SELLING UNITS**
- IV. OTHER SERVICES AVAILABLE**

**Sect. I: GENERAL PARK RULES**

- 1) NO PETS allowed
- 2) SHIRTS, SHOES, AND COVER-UPS MUST BE WORN in all public buildings.
- 3) NO ALCOHOL BEVERAGES may be served or consumed in or around any recreational area or buildings unless prior approval is obtained from the board of directors. Consuming of alcohol will be restricted to individual trailers.
- 4) NO SMOKING is allowed in any recreational or park-owned buildings. Cigar and pipe smokers should consider their neighbors.
- 5) IMPROPER CONDUCT of any kind will not be tolerated, including: foul, abusive or indecent language either inside your unit or outside where the noise would disturb neighbors. Radios, TV's, etc. will be kept at low volume at all times. Excessive noises of any type are prohibited before 7:30 A.M. and after 10 P.M.
- 6) ELECTRIC SPACE HEATERS ARE PROHIBITED.
- 7) NO FENCES or lattice are to be installed between, on or around site.
- 8) THE PARK SPEED LIMIT OF TEN (10) MPH IS TO BE OBSERVED AT ALL TIMES.
- 9) Motorized vehicles may not be driven by unlicensed persons under sixteen (16) years of age anywhere in the Park. Children under 16 may operate a golf cart if supervised by an adult. Lights are required for night operation.
- 10) No major vehicle repairs ARE PERMITTED. No boats, trailers or transit vehicles parked on lots. No boats parked on lots without prior management approval. Residents are allowed up to one (1) week upon arrival and before departure to unload transit vehicles and arrange for storage off premises. Vehicles must not be parked on the grass.
- 11) NO SOLICITATION of any form is permitted within the Park.

**Sect. II: ABOUT YOUR SITE & UNIT**

- 1) All lot rentals are based on two (2) occupants per trailer. An additional guest over (2) years of age must pay per price sheet, per-night/per person. All residents and guests must register within 24 hours.
- 2) A complete rate schedule is available at the office. Check out time is 11:00 A.M. Check in time is 1:00 P.M.
- 3) A full cement pad for both unit and vehicle are provided on many sites. A shelled driveway (adequate for one vehicle (1) IS PROVIDED ON OTHERS. Residents MAY not park on cement patios and are responsible for replacement of sod and/or cement if damaged due to parking.
- 4) The yellow water line running behind trailers is NOT for drinking. This water should be used for irrigation only. Do not use County drinking water for irrigation or washing concrete pads or drives.
- 5) Automatic washer/dryers are located in the laundry at Paradise Bay at Center and 4<sup>th</sup> Streets. They are available 7 days per week for use during daylight and evening hours. No clotheslines are to be strung between units. Umbrella or portable drying racks are permitted and must be taken down and stored when not in use. Bring quarters as there is no change machine provided and the offices do not carry change.
- 6) All units remaining on site year round must be blocked, anchored and skirted within 90 days of the date unit is set on premises. Trailers remaining on site must be no longer than 8' X 35" (including tongue) without express written approval of Management. Wheels and tongue must remain on the unit. Current license & registration must also be displayed on trailer. Instructions for proper display are available at the office.
- 7) All attachments to annual and seasonal/annual units considered the resident's personal property and will be taxed according to the value determined by the Manatee County Property Appraiser. MANAGEMENT MUST APPROVE ALL ATTACHMENTS AND/OR IMPROVEMENTS TO ANY UNIT. ALL CONTRACTORS MUST SHOW PROOF OF LICENSE, LICENSE NUMBER, BE INSURED, AND HAVE A COUNTY PERMIT WHEN NEEDED, BEFORE ANY WORK IS STARTED.
- 8) Attachments to short term units are limited to canvas awnings.
- 9) All residents must register upon entering the park. Residents on seasonal/on-site or annual sites will register at the office, and the site lease will be completed at this time.
- 10) Seasonal/on-site, transit and annual residents must obtain a parking tag for their unit from the office. These tags are to be placed on the front window facing the entrance to the site or on the side door if you do not have a front window. (they do NOT go on your vehicle)
- 11) Monday and Thursday – All garbage must be bagged and placed at the edge of your driveway for pickup. Yard waste (tree trimmings, weeds, etc.) should be bagged and labeled with orange "LAWN WASTE" stickers are available in the office.
- 12) When landscaping, please space plants apart for easy mowing. Consult Management prior to planting trees and shrubs to assure area is free of utility lines. Once planted, all plants become park property. Management reserves the right to remove trees, hedges and shrubs if necessary.
- 13) Each tenant is required to keep his lot trimmed, neat and orderly. Stored items and equipment should be placed beneath the skirted unit out of public view. Should the

trailer owner fail to fulfill this responsibility, the park will hire someone to complete necessary work at owner's expense.

- 14) When leaving, all awnings must be tied down and steel spikes removed. Any item (s) not stored properly & tied down during off-season time will be picked up & disposed of.
- 15) Ownership is limited to one (1) unit per owner (s).
- 16) NO additional units will be accepted on an annual basis. Beginning January 01, 2007, current annual residents are responsible for their full electric usage as determined from meter readings made by Park staff or representative.
- 17) You may wish to obtain insurance on your RV as the Park is not liable for any damages or theft to personal property.

### **Section III: SELLING UNITS**

- 1) Sale of units to a corporation is prohibited.
- 2) Residents' will not rent or sub-lease their unit(s). Failure to comply may result in eviction.
- 3) Prior to sale of any trailer on a seasonal site, the prospective buyer must complete the application form, along with a processing fee and be approved by Management.
- 4) For the benefit of park residents, and in order to continually upgrade the park & its appearance, no trailer may be sold to remain in the park without prior inspection of the interior & exterior, approval of management and an appraisal. Appraisal must be made by a qualified Appraiser and at the owner(s) expense prior to the sale.
- 5) For sale signs can be displayed on the trailer itself, not on the leased property. When selling a unit you must first notify the office of your intent. Those who purchase within the park without approval will be subject to eviction. Management reserves the Right of First Refusal on any unit positioned within the premises and offered for sale with intent to remain on premises.
- 6) For removal of fixed units please see office on procedure.

### **Section IV: OTHER SERVICES AVAILABLE**

- 1) STORAGE IS AVAILABLE ON-SITE MAY THRU SEPTEMBER for share holders of Paradise Bay  
Estates only and the owner must be present to move it in case of storm or hurricane.  
See office for rate information.
- 2) BOAT DOCK RENTAL AND BOAT STORAGE (when available) can be obtained through the Paradise Bay Estates Office.
- 3) MAIL must be picked up at the Cortez Post Office, C/O General Delivery, Cortez, FL 34215. Residents staying longer than 30 days are required to rent a post office box at the Cortez Post Office.
- 4) PROPANE GAS and current prices are available through Detwiler's Gas Service 755-2651.

Detwiler's must be called 2 or 3 days before to request service. Put tanks at end of drive. Detwiler's will return them to the unit. If tanks cannot be removed, please so inform Detwiler's when you call.

Garbage cans may be placed curbside but all garbage must be in tied plastic bags. Garbage is considered to be normal household trash.

The following list of items provided by Manatee County Utilities is not considered to be household trash and **CANNOT BE PUT IN THE COMPACTOR.**

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| <b>a) Cement</b>                | <b>b) Items more than 4 feet long</b> |
| <b>c) Roofing materials</b>     | <b>d) Hazardous material</b>          |
| <b>e) Construction material</b> | <b>f) Renovation material</b>         |
| <b>g) Wood/Lumber</b>           | <b>h) Freon items</b>                 |
| <b>i) Tires</b>                 | <b>j) Furniture and appliances</b>    |

Residents should contact the Sarasota Bay office to dispose of furniture, appliances and other large items.

Vehicle batteries, tires, propane tanks, and other hazardous material will not be collected.

Yard waste must be in plastic garbage bags or tied in bundles that do not exceed 4 feet in length. Loose piles or garbage cans full of loose leaves, pine straw, branches and other yard waste will not be collected.