



Guidelines, Rules, and Regulations

The Management of Fiesta Grove RV Resort has established these Rules and Regulations to ensure the safety and comfort of Residents and Visitors while maintaining the appearance and orderliness of the Resort. These provisions are consistent with industry standards and reflect compliance with all municipal, state, and federal codes, guidelines, and laws. The Rules and Regulations will be enforced consistently and fairly, and the cooperation of the Residents is both appreciated and expected. Management reserves the right to terminate the residency, tenancy, and/or guest status of any Resident, Registered Guest, or Visitor for violation of these Rules and Regulations. Management reserves the right to make reasonable adjustments or additions to these rules in order to remedy a specific situation that may not be represented in these guidelines, or are not best remedied by these guidelines.

- 1. Office Hours:** The hours of operation will be posted on the office door. For after-hours community related emergencies please call 941-722-7661. All other emergencies, please contact 911.
- 2. Emergency Calls:** Any emergency request received by management will be given response as soon as possible. Emergency requests will be prioritized by management. Any request not deemed an “emergency” will be given a response on the next available business day.
- 3. Mail:** Mail is delivered by the Palmetto Post Office and individual locking mailboxes are provided in the resort office. Your mailing address is: 8615 Bayshore Rd. Site Number: _____ Palmetto, FL 34221. Any package delivery service, other than the United States Postal Service, will deliver direct to site. The office will not accept package deliveries for residents.
- 4. Speed Limit:** The maximum speed limit at all times within the resort is 10 MPH. Please observe this and all other traffic control devices/signs for the safety of all guests and Residents.
- 5. Laundry Facilities:** Laundry facilities are provided for the use of the residents and registered guests only.
- 6. Swimming Pool:** Please observe all posted rules governing the use of the swimming pool. No lifeguard is on duty at any time; therefore, residents and registered guests assume all responsibility for their own safety as well as the safety and conduct of any visitors, especially children. Children under the age of 15 must be accompanied by an adult when at the pool. Rude, aggressive behavior, rough play, or offensive behavior will not be tolerated, and you may be asked to leave the area or resort.
- 7. Garbage:** A dumpster area is located near the front entrance of the community for the use of

residents and guests only. Household garbage must be secured in a plastic bag before being placed into the dumpster. There is one dumpster provided for household garbage, one for recycle, and one for landscape debris.

At no time should any item be abandoned or disposed of at any location other than the appropriately provided dumpster. If an item is to be given away for "free" instead of disposal, it may be left at the edge of the residents site for a period lasting no longer than 24 hours. After this time, the item must be disposed of, or returned to its proper use/purpose location. Any costs resulting from improper garbage disposal will result in those fees being placed upon the resident. This includes, but is not limited to, employee wages for removing items, costs of transport and landfill charges, and any hazardous material fines/fees. Egregious violations will result in removal from the park.

8. Equipment/Tool (Resident Utility Shed): The resort provides a shed to maintain additional equipment and tools for resident and guest use. Such equipment is available and should be signed out and must be returned in good/clean condition after use. In order to maintain a safe environment, any tool/equipment/item donation must be approved through management. No items should be left in the shed without approval.

9. Quiet Time: Residents and Guests are asked to observe the hours of 10:00 PM to 8:00 AM as quiet time during which extra care should be taken to control noise. Public Profanity and disorderly conduct are prohibited at all times.

10. Recreation Hall/Areas: The recreation hall/ areas are provided for the use of all residents and registered guests and are normally open for use daily. Use of the recreation hall is not restricted for use of any single resident or groups thereof. It is the responsibility of each group of residents/registered guests to clean up the hall/areas after use. The clubhouse and other facilities shall not be used for overnight stays or lodging in any form. In furtherance, the buildings are not designated storm shelters and shall not be used during tropical storms, hurricanes, or other hazardous weather conditions.

11. Campfires: Open fire pits are not permitted. There is a community fire pit available adjacent to the recreation hall parking lot. Portable cooking grills are permitted. Propane fueled fire pits are permitted meeting the following conditions:

- Placed, at minimum, 5 yards away from any flammable item
- The fire pit is fueled by propane and does not produce any smoke, ash, or odor
- The fire pit is used for visual/warmth effect, not for cooking or burning of any item
- The fire pit and fuel supply equipment are professionally purchased and professionally built items that meets or exceeds all Federal and/or State Codes
- The fire pit and fuel source must be corrosion free and in more than good condition. Any fuel lines must be free from any form of cracking, dry rot, fading.
- An ignited fire pit may not, for any length of time, be left unattended or used in moderate to high wind conditions.

12. Water Conservation: Water is a precious commodity. Long term guests may wash their RV once per season. Vehicles may be washed at their site, or, at the provided car wash site. Ornament plants may be hand watered. Yard sprinklers/irrigation may only be done with management approval. Please be vigilant and report any leaks, inoperable toilets or showers in the recreation area to management.

13. Pets: Fiesta Grove RV Resort welcomes pets if they are non-aggressive and not a vicious breed.

- There is a 40 lb. weight limit for each pet. No aggressive breeds I.E. (Dobermans, Rottweilers, Pit Bulls, Mastiffs, Chows, German Shepherds, Huskys, Wolf Mixes)
- 2 Pet limit per site.
- Vaccination records must be kept on hand by resident and be provided to office upon request
- Pets are not allowed in public areas (hall, laundry, pool, restrooms) or where any park functions are being held.
- All pets shall be on a leash.
- No pet shall be left outdoors unattended.
- Not "tie-outs" or "stake-out" devices may be used
- No form of outdoor doghouse, fence, or containment of animals is allowed. • Barking or noise from any pet that exceeds 5 minutes, or failure to clean up after your pet, will be cause for the animal to be removed from the community.
- It is expressly agreed that the managers decision is final on all matters listed

14. Age Requirements: It is the intent of the Owner and Management that the Resort be operated as "housing for older persons" in accordance with the Federal Housing for Older Persons Act of 1995 (as amended or modified from time to time, "HOPA"). Under HOPA, "older persons" are defined as persons fifty-five (55) years of age or older. The Resort complies with HOPA and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA. Fiesta Grove RV Resort requires that one resident in the home must be fifty-five (55) years of age or older and all other residents must be at least (45) years of age or over. Additionally, the person signing the lease, who is fifty-five (55) years of age or over, must reside in the unit. Under HOPA, at least 80% of all occupied units within the Resort must be permanently occupied by at least one resident fifty-five (55) years of age or older. The Owner/Management may, at its sole discretion, modify this requirement, limit its enforcement, or strictly enforce this rule because of its interpretation under Federal and State Law.

15. Resident Approval: Every person desiring to become a Resident/Guest six (6) months or longer, or a renter in the Resort, must fill out an Application for Residency. Management will use the application to perform a credit and/or background check to determine if the applicant is qualified to become a Resident or Registered Guest. Approval is at the sole discretion of Management but will not be unreasonably withheld. The applicant must present with the application, for copying by the Resort Office, documentation of age of the proposed occupants of the unit within the Resort.

16. Visitors: Residents and registered guests shall register all additional guests/overnight visitors at the resort office upon arrival and pay appropriate guest fees. (Florida law required management

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to know who is staying in the community). Visitors may remain with a resident or registered guest for no more than fifteen (15) consecutive days or thirty (30) total days per year. Any guest staying in the resort for more than (30) days must become and approved additional occupant in the unit, subject to all application/approval requirements and fees. Overnight guests are not permitted to stay at the home without the resident also being present for the duration of their stay. Visiting children under the age of twelve (12) must confine their activities to the home of the resident they are visiting and otherwise must be accompanied by an adult in all other areas of the resort. Residents and registered guests are responsible for acquainting their visitors with the rules and regulations of the resort, for the behavior of their visitors in the resort, and for any damage their visitors may cause in the resort.

17. Activities Committee: The residents of Fiesta Grove RV Resort have established an activities committee for the purpose of encouraging social activities within the resort. All residents and registered guests are encouraged and permitted to take part in planned activities. Leaders and representatives of this committee will work in cooperation with the Resort for the benefit of all residents and registered guests of the resort.

18. Home/RV & Site Requirements:

- It is expressly noted that any home site **MUST BE ALWAYS** maintained in required standard.
The home site should **ALWAYS** be maintained and cared for, whether it is occupied or not. If a tenant does not have the ability to do routine monthly care for the home, they **MUST** have a person or vendor that will handle these duties for them at their direction and cost.
- In general, self-contained, or independent RVs in good or better than good condition, will be permitted in the resort. Tent camping is not allowed. Entrance into the resort is at the sole discretion of management.
 - Any park model or RV allowed by an owner to fall into disrepair or disorderliness must be repaired, cleaned, painted, etc. at the request and discretion of Management. All plants and weeding of gardens and garden areas must be kept up by the Resident or Management will arrange to have it done and charge the Resident a reasonable amount for labor and materials.
 - Home sites are provided lawn care services by the park. These services provide grass cutting
 - for the general open lawn and edging of driveways. Any edging or care around any yard • decorations or flower bed contents falls to the resident's responsibility.
 - Annual residents may elect to designate no pesticide/herbicide use on their lots. Annual • Residents may elect to have pesticide/herbicide use and mowing services discontinued. This • responsibility will then fall to the resident.
 - Transient sites will not be provided an "opt-out" option for lawn care services. • All Park Models and RV's set up in the Resort on a permanent or long-term basis must be • tied down. Park Models must have skirting around the home within (30) days of home

placement.

- No fences or privacy structures are allowed. Tents, screen rooms, or similar items are not allowed. Pop-up style overhead canopy's may be used for a singular planned event, however, shall not be left opened overnight or used multiple days in succession. In furtherance, they shall not be used when weather conditions do not safely permit i.e., moderate to high winds, etc. Outdoor mats, rugs, etc. shall ONLY BE permitted if placed over asphalt/concrete/pavers. Any use of a mat or similar item on top of grass is not permitted.

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- All exterior improvements to a home or site must be approved, in writing and in advance, by Management. Approval of such will not be unreasonably withheld but will require all necessary permitting and inspection according to Manatee County Codes. A copy of which must be given to the management office before any work starts.
- Any residents whose units are not in compliance with these requirements at the time of these rule revisions will be given reasonable time and accommodations in order to bring the unit into compliance. Such reasonable time and accommodations will be at the sole discretion of Management.

19. Outside Storage: All residents and registered guests shall maintain their sites in an orderly and clean manner. Items shall not be stored or left in easement, on other lots, or outside/under homes. Management reserves the right to have items moved to the resort's storage area. All residents and guests are required to store boats and utility trailers within the resort's storage area and applicable storage fees do apply. A storage agreement must be filled out, signed, and returned to the resort office before turning anything into storage. All unauthorized storage items will be towed at the owner's expense. Annual residents are permitted one storage building up to 8' by 10' and it must meet all hurricane standards.

20. Sale of Units: All sales must be approved in advance by Management. No sales of units will be approved unless the unit is in compliance with the rules and regulations and purchasers meet qualifications. Purchasers of units in the resort will be required to submit to the office a copy of the transferred or new title to the unit. If a unit is sold to someone who is not approved through the screening process, that person may not reside in the resort or must move the home from the resort, subject to all requirements pertaining to the moving of a manufactured home or recreational vehicle.

21. Rental: All homeowners must inform the management office when they are going to rent their home. Details to Include:

- Names of all occupants
- Ages
- Address – Local/Previous
- Telephone Numbers
- Email

- Length of Stay

Renters Must:

- Pass Background Check
 - Provide required information and documentation to park manager
 - Pay background check fees by check
 - Register with office
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- Homeowners may only rent out their home twice (2) a year with a one (1) month minimum stay.
 - All payments for the rented unit must come from the homeowner, not the renter. • Facilities and Amenities are for use of the occupying tenant only. If the home is rented, the homeowner may not use amenities.
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- Annual RV sites may not be rented by an annual resident. Only annual park model sites are eligible for renting.

22. Vehicles/Parking: One vehicle used for transportation is permitted on each resident's own site. Extra vehicles must be parked at the recreational hall. Golf carts, bicycles, scooters, and other personal transportation devices are allowed. Any of these forms of transport must be equipped with lights and reflectors if ridden after dusk/before dawn. Parking on grass is strictly forbidden. Parking on empty sites is not allowed.

23. Conflict Resolution: As is normal, disagreements between residents and/or service providers and residents are, at times, natural to occur. Residents are always encouraged to handle resident to resident issues with healthy/respectful dialogue. In the event this is not possible, management will only handle complaints that are documented on a "Request for Attention" form. Management will ONLY handle resident to resident issues that are a rule violation. Management will not handle any other form of personal issues.

Any complaint or request that should arise between a resident and a service provider SHALL be handled through management.

A resident may only be in or travel through, public/common areas and the site that they have rented. Using another site or yard for a short cut, cut through, or parking is forbidden without provided consent from the sites tenant. It shall be noted here that residents ARE NOT given consent to travel through or use empty sites unless given consent for a specific incident by management.

24. Leaving the Community: In preparation for leaving the community for an extended time,

please:

- Secure any window awnings
- Secure all items that could become projectiles, such as, lawn chairs, clothes lines, grills, yard art, etc.
- Shut off water and LP gas to unit
- Arrange for the care and upkeep of weeds and plants around your home
- Notify office of departure and update contact information if necessary.

25. Radon Gas Notification: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantity, may present health risks to persons who are exposed to it. Over time, levels of Radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health unit (Notification required by 404.056(8) Florida Statutes).

26. Changes to Guidelines: Ownership/Management reserves the right to change the Rules and Regulations, fees and policy without notice. It is the intent of ownership/management to comply with all federal, state, and local laws, statutes and ordinances and will amend these documents and/or policies accordingly without notice.