

Palmetto Mobile Home Club, Inc.
Rules & Regulations
Section 1

Amended 2/18/01
Amended 3/15/02
Amended 2/07/05
Amended 1/15/07
Amended 4/01/08
Amended 1/19/09
Amended 3/16/09
Amended 12/06/10
Amended 2/20/12

***DENOTES ADDITIONS, CHANGE OR NEW RULE**

We are happy to have you as Member-Owners and hope that you will enjoy many years at Palmetto Mobile Home Club, Inc. If you should have any questions concerning the rules and regulations or the Operations of the Park, please feel free to discuss these matters with your Board of Directors.

The Club reserves the right to accept its members and the acceptance of a deposit gives no one possession of any lot except by the Club's discretion.

1. The Park office must be notified in advance of your intention to sell or purchase a mobile home.
2. An application is required to become a member of the Palmetto Mobile Home Club, Inc. and must be approved by three members of the Board of Directors. Initial approval refers only to the applicant's name, age, address, and references. Final approval is contingent on mobile home ownership and payment of the membership fee. The Palmetto Mobile Home Club, Inc and/or Board of Directors assume no responsibility in the buying or selling of mobile homes. A list of mobile homes for sale will be in the office for the convenience of buyer and seller.
3. NO pets are permitted to be in the Park.
4. All visitors remaining in the Park for more than one (1) day must register in the office. Telegrams, telephone calls, or inquires concerning guests cannot be accepted unless the guests are registered nor may they use the park facilities or benefit from park privileges unless they are registered.
5. Please do not visit with or call employees of the Park to your mobile home. If you need assistance in some matter, please contact the office. All complaints, suggestions, etc., must be in writing and signed before consideration of any action by the Board of Directors.

6. The recreation hall is for the use of all members in the Park. Reservations for the use of the Hall must be made in the office. Park residents have priority over outside organizations. There shall not be any alcoholic beverages permitted in the Hall.
7. No children under eighteen (18) years of age are permitted on the Shuffleboard Courts, in meeting rooms or at the dances unless accompanied by a member of the Park.
8. Those members wishing to dry laundry on clotheslines shall use the lines provided by the Park. Collapsible clotheslines are permitted, provided they are removed after each use. No lines are to be hung across the mobile home park lots, attached to trees or light poles (This is a fire safety precaution). No clothes will be hung or allowed to hang on clotheslines in the Park on Sundays or Holidays.
9. Speed limit in the Park shall be fifteen (15) miles per hour.
10. The Palmetto Mobile Home Club, Inc., or any agent thereof, shall not be responsible for lost or stolen property, or for personal injury or property damage sustained on or in connection with the premises or business.
11. Members & Guests shall not make or permit unreasonable disturbances or interfere with the rights, comfort, or conveniences of others. Quiet must be maintained from 11:00 p.m. to 7:00 a.m. This is imperative.
12. There shall be no renting of mobile homes except by the terms set forth in the By-Laws (see page 20, Paragraph 1).
13. Peddling, soliciting and/or distribution of literature or advertising will not be permitted in the Park or any Club-owned buildings, either for sale or free.
14. Members or Guests shall not feed any stray animals or make pets of same in the Park. This applies to all ducks, cats, and dogs, as we do not permit cats and dogs in the Park.
15. Flowerbeds will be permitted on carport side and other open areas with Board of Directors approval. Planters are permitted in front of the mobile homes. Any plantings must allow for passage of tractor mowers (4' minimum required). Shrubbery, trees, flowers, gardens, etc., are not permitted behind or between mobile homes because of electric, telephone, sewer and water pipes that are underground. All landscaping must be kept trimmed. The Club reserves the right to trim any landscaping.

- *15a. We will allow a Royal Palm or Fox Tail Palm tree to be planted on any member's mobile lot with the Board of Directors authorizing the exact location. The cost of the tree and the planting will be at the owner's expense. 1-20-15
16. Members of the Palmetto Mobile Home Park, Inc shall not maintain, operate, or conduct any retail or wholesale business within the Park.
17. If any member allows the outside appearance of his or her mobile home, include shrubs, flowers, planters, etc., to deteriorate to the extent that the Board of Directors of the Club determine that it detracts from the general appearance of the Park, the Park will correct the situation and member will be assessed for the cost involved, after proper notification has been given. This applies year around.
18. The Club does not maintain a parking area for recreational vehicles. Parking of auto's, motor homes, travel trailers, pickup trucks with campers will not be parked in between, next to, in front of or in back of any mobile home. Nor will the vehicles be parked on the grassy areas or in the street. They may be parked in the parking area north of the Hall and must be registered in the Park office if more then 24 hours. Two vehicles must both be parked in the carport or make other arrangements for one car. No vehicle shall be parked so as to create a traffic hazard.
19. Vehicles described above will not be permitted to be parked permanently around the hall, regardless if the owner is a member, guest, or visitor. This area is primarily for overnight parking and other Club activities during the day or evening.
20. Vacant lots are assigned on a seniority basis, which is defined as the member on the list as residing in the Park the longest (with no break between dates). Lots becoming available during the off-season will be advertised and assigned in December of that season.
21. See Section II Rule 15
- *22. A member owning two mobile homes and one unit is for sale and on the "Sales List" will be charged either a \$50.00 per month holding fee after thirty (30) days until one mobile is sold or a refundable deposit of \$5000.00 and both will continue to pay monthly assessment. Any member owning two mobiles MUST have one on the sales list.
Members are allowed to utilize their mobile listed on the sales list at their discretion, allowing guests a one-time park occupancy, to not exceed 30 days per calendar year.
The owner must register all guests at the Park Office and is responsible for guest compliance with Park Rules.

The no rent rule (R&R #22) will apply.

Any infractions of this rule are subject to a fine or revoking Club Membership.
1/09, 12/6/10, 2/13/12, 3/12/12

23. (Waste) Mobile home owner shall be responsible for building (mobile) sewer from mobile home to service tap at main. Mobile home owner's sewer responsibility encompasses: mobile unit factory installed plumbing, outside p-trap and vent, building (mobile) service to City tap at main.
Authority is: Code of Ordinances for the City of Palmetto.
Appendix: Florida Statue #489.
Standard Plumbing Code as adopted by the City of Palmetto.
24. (Water) Mobile home owner shall be responsible for building (mobile) water from mobile home to Palmetto Mobile Home Club, Inc. furnished water service valve. Mobile home owner's responsibility encompasses: mobile unit factory installed plumbing, service line to park supplied valve.
Authority is: Code of Ordinance for the City of Palmetto.
Appendix is: Florida Statue #489
Standard Plumbing Code as adopted by the City of Palmetto.
25. (Electric) Mobile home owner shall be responsible for building (mobile) electric service from mobile home to meter. Mobile home owner's electric responsibility encompasses:
Mobile home factory installed electric, outside and inside breaker panels, electric service wire to FP&L provided meter and all meter box breakers.
Authority is: Code of Ordinances for the City of Palmetto.
Appendix is: Florida Statue #489
Standard Electrical Code as adopted by City of Palmetto.
- *26. The Palmetto Mobile Home Club Inc. Board of Directors will permit hiring of members as full time or part time employees. 2/7/05
27. Homeowner is responsible for all downspout water drains around mobile and all expenses.
28. Any Palmetto Mobile Home Club member that desires to upgrade their mobile home, after an inspection by the Palmetto Mobile Home Club Inc, Board of Directors and a written letter of approval, may upgrade with a used mobile home. Said replacement shall not be less than 12' wide. See Rule #10 in Section II.
29. Any addition being proposed to an existing mobile home shall not protrude beyond the outside edge of the mobile home opposite the carport side.

30. When replacing or repairing a carport, this being in full or any partial repair, that the existing park rule limiting the width to 12' maximum must be adhered to.
- *31. As of October 1, 1997, no member or guest shall store, accumulate, or retain on or in their mobile or attached building or sheds, a large amount of cans or trash of any kind, including papers or boxes, etc. They shall also not collect any of these items from outside of the Park. A minimum of \$50.00 charge will be assessed if the Park needs to remove the trash. 3/10/97
- *32. Any member of the Palmetto Mobile Home Club, Inc. requiring live-in caregiver aid must have a certificate from their doctor stating their inability to care for themselves or each other. (Certificate required for each person). Caregivers are the member's responsibility and must abide by the Palmetto Mobile Home Club, Inc. By-Laws and Rules. Violations of any By-Law or Rules will cause the caregiver status to be revoked and care-giver must leave the Park.
- The live-in caregiver must be present themselves to the Board of Directors for approval prior to any caregiver status being granted. Caregiver must be 18 years of age or over. 8/11/97
- *33. We find our members are not following our Rules & Regulations. There will be a fee for infraction of the following: construction, guest registration, planting, and pets. If the fee is not paid, it will show as a debit against the membership. 1/23/98

***DENOTES ADDITIONS, CHANGE OR NEW RULE**

SECTION II

This section pertains to construction, permits, property lines, placing of mobiles, carports, sheds, screen rooms, etc.

1. No construction work permitted on Sunday unless of an emergency nature.
2. No construction, changes, or major repairs shall be started prior to obtaining a permit from Palmetto Mobile Home Club, Inc Board of Directors. You must have a permit for the following, but not limited to:
 - A. Carports
 - B. Roof-over
 - C. Add-on Rooms
 - D. Add-on Screen Rooms
 - E. Utility sheds
 - F. Front or rear extensions
 - G. All air conditioners
 - H. Electric or Plumbing
 - I. Cement work
 - J. Inside construction
 - K. Hot tubs
 - L. Washing Machines
3. All carports must have 20 ft. available parking from the front of the mobile home to any add-on room.
4. Permits may be obtained by submitting an informal sketch with appropriate measurements to the Board of Directors for approval. After approval, the permit and sketch is then submitted by the resident or contractor to the City of Palmetto for the final permit. All rules and regulations of the Palmetto Mobile Home Club, Inc and appropriate codes for the City of Palmetto must be complied with during construction. The permit must be displayed prior to and during construction period. The approved permit by the City must be returned to the office in the Palmetto Mobile Home Club, Inc prior to construction. All permits will be granted on a one to one basis.
5. All plans for construction, repairs and alterations during the months of May 1st through November 1st, must be approved by the Palmetto Mobile Home Club, Inc Board of Directors and the City of Palmetto prior to leaving for the summer months. The contractor's name or owner's name (if the owner is a contractor) must be on both permits.
6. The resident has the responsibility to insure that all rules, regulations, and CODES are adhered to the contractor, builder, or person doing construction. Contractors or member must remove all construction material and leave surroundings in the original condition.
7. The Board of Directors of the Palmetto Mobile Home Club, Inc. has the final authority under the laws of the State of Florida and of Chapter 617 of Florida Statutes, pertain to a Not for Profit Corporation to control, change, re-write, add or delete Rules and Regulations pertaining to the size of any and all construction requests, including

changing of lot lines, etc., providing they do not conflict with the City of Palmetto and/or State CODES.

8. All central air conditioning units shall be installed in front of mobile home unless otherwise approved by the Board of Directors. Window units may be installed on the carport with Board of Directors approval.
9. Prospective buyers of a mobile home shall check with the Board of Directors prior to purchase relative to any changes that may be required to conform to City of Palmetto Codes and/or Palmetto Mobile Home Club, Inc Rules and Regulations (re: cement, trees, shrubbery, flowers, carport size, sheds, air conditioners, etc.)
10. All mobile home lengths and widths are controlled by the Board of Directors. New homes are set according to current lot lines and dimensions. No mobile home having a width of less than 12 ft. shall be moved in the park. A used mobile home, with Board of Directors approval, may be moved into the park.
11. If the mobile home should, because of its size in regulation to the size of the lot on which it is to be located, violate any rule or regulations enacted by any Governmental Agency, the lesser may require that said mobile home be moved at the owner's expense, to another lot in the park, if and when available. Any mobile home which does not set correctly on its present location will not be moved solely upon the request of the owner or any affected adjacent owner.
12. Floor to ceiling measurements must be 7ft. at lowest point on carport, vinyl room, screen room, and solid room.
13. On 29' and 31' lots, solid structures shall not extend more than 7 ft from side of mobile home (under carport) except when carport faces an open area of more than 10 ft. Cannot go more than 12'. Vinyl or screen rooms maximum of 12' width.
14. On lots of 40 ft. or more in width, solid structures may be up to 12 ft. wide, providing the City Code of 10 ft. clearance between structures is maintained.
- *15. Outside construction No wood will be used outside of the mobile for any building, edging, walkways, or trim work. Any edging must be flat 12" from roadway. All skirting around the mobile shall be masonry or aluminum. Vinyl skirting may only be used if a protective guard is installed for lawn mowers and weed trimmers. (Revised from Rule 21 of 1998) 2/01/02
- *16. The South side of L Street from N Street to 10th Avenue West may install 40 foot mobiles, but must leave 7 feet from the front of the mobile to the road's edge and 5 feet to the rear lot line. 2/24/97