



Palmetto Mobile Club, Inc.

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## Rules and Regulations

As of 06/17/2026

We are happy to have you as Member-Owners and hope that you will enjoy many years at Palmetto Mobile Home Club, Inc. (hereinafter, the "Club"). In order to maintain a pleasant living environment for all, and like all similar residential facilities, the Club has instituted rules and regulations to ensure and enhance the quality of your stay here.

Please take some time to read this document carefully. As a Club Member, it is your responsibility to be familiar with and understand the Club's RULES & REGULATIONS. Members who violate the Rules and Regulations are subject to enforcement procedures as stated in Article 10, Section 1 of the Club's By-Laws.

If you have any questions concerning the Rules and Regulations or the operations of the Club, please know you may discuss such matters with your Board of Directors.

Tom Michalak, President  
Pat Larson, V.P.  
Sandi Stewart, Treasurer

Charlie Guyer, Secretary  
Thomas Hardy  
Tom Love

Carol Walls  
Doug Bell  
David Spitnale

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## **SECTION 1: GENERAL PROVISIONS**

1. Anyone within the Club shall follow the By-Laws and current Rules and Regulations.
2. The Club or any agent thereof shall not be responsible for lost or stolen property, property damage sustained on Club property, or for personal injury.
3. All complaints, suggestions, etc., directed to the Club must be in writing, by the club member, signed, dated, and Lot number indicated before the Board of Directors will consider taking any action.
4. Soliciting, distribution of literature, and advertising are not permitted in the Club, except for authorized or sponsored activities of the Club such as but not limited to shuffleboard club, arts & crafts, health fair, blood drive, etc.
5. Quiet hours are 10:00 p.m. to 7:00 a.m. Monday through Saturday, and all day on Sundays. Members and guests shall not make or permit unreasonable disturbances or interfere with the rights, comfort or conveniences of others. Wind chimes are limited to 2 per mobile and must be taken down during quiet hours, on windy days, or anytime the member-owner is not present at the Club.
6. Members shall not conduct any retail or wholesale business within the Club and:
  - a. The mobile home cannot take on the appearance of a business.
  - b. There cannot be any retail or wholesale transactions that creates traffic in the club.
  - c. No signs of advertising of the business are allowed.
  - d. No traffic should be generated in greater volume than normally to the club.
7. If an emergency arises during regular Club business hours (Monday through Friday 9:00 a.m. until 1:00 p.m.) call the office at 941-722- 2900 for assistance. For maintenance emergencies that occur after business hours, contact a member of the Club's Board of Directors. A list of current directors shall be posted in the Hall including their phone numbers for maintenance emergency contact.

## **SECTION 2: GUESTS**

1. All guests remaining in the Club for more than one (1) day must be registered with the Club by the host member and may only remain in the Club for a period not to exceed 30 days within a calendar year. Please refer to the Bylaws section 11 for further information on guests.
2. Members are responsible for ensuring their guests conduct themselves according to the Club's rules and regulations. If the rules and regulations are breached by a member's guest, the Member shall be notified of the infraction and shall be financially responsible for any damages incurred.
3. Any member(s) requiring a live-in caregiver must have documentation from the member's attending physician stating the member's need for such assistance. Upon becoming a live-in, the caregiver shall be subject to a background check completed by the Club. The cost of the background check shall be paid by the member. Failure to meet the Club's background check standards shall be cause for the caregiver to cease serving the member within the Club and to move off Club property immediately. Additionally, the member is responsible for assuring the caregiver abides by the Club By- Laws and Rules and Regulations. Violations of any By-Laws or Rules and Regulations shall be cause for the caregiver status to be revoked and the caregiver must leave the Club.
4. No children under eighteen (18) years of age or guests are permitted to use the shuffleboard courts, meeting rooms, exercise room, game room, hobby room, library or club house or other amenities or attend Club activities unless accompanied by a member.

### **SECTION 3: ANIMALS**

1. Pets are not permitted in the Club. Guests are not permitted to bring a pet into the Club or to leave a pet with a member.
2. Members with bona fide need of a Support animal are welcome to have a Support Animal on club premises.
  - a. While on PMHC premises, the support animal must be up to date on all shots and vaccinations required by Manatee County.
  - b. The Support Animal must not become a danger or health hazard to Palmetto Mobile Home Club or any member, visitor, employee or staff member. At all times when outside the member's mobile home or enclosed (fenced and gated) lot, the Support Animal shall be kept on a leash of no more than eight (8) feet in length.
  - c. If the Support Animal is handheld, a leash must still be attached to the animal with the other end held by the owner. The Support Animal shall not disturb or destroy the common areas or common elements of Palmetto Mobile Home Club.
  - d. The Support Animal's feces must be promptly picked up by the member or by such other person in control of the Support Animal at the time and be properly disposed of.
  - e. Only service animals are allowed in the Club House as per Federal law.
3. Guests with an Emotional Support Animal or a Service Animal shall be subject to the terms of the PMHC Support Animal Policy, including registration and vaccination records.
4. Members or guests shall not feed any stray animals or make pets of them. This applies to all wildlife and domestic animals. Bird feeders must be limited to one (1) per mobile and must be kept clean to avoid rodents. No food is to be placed on the ground or left on the ground from the feeder.

## **SECTION 4: CLUB FACILITIES AND EMPLOYEES**

1. The Club recreation Hall is for the use of Club members. Outside organizations may be granted use of the Hall by the Board approval and at times when it is not scheduled for use by the Club or its members. Reservations for Hall usage must be made in writing to the Club office at least 3 days in advance of the date of use. Usage of the Hall by the Club Board of Directors shall hold precedence over any and all other written requests. There shall not be any visible use of alcoholic beverages in the Hall.
2. The Board of Directors will permit the hiring of members as full time or part- time employees.
3. If you need assistance from a Club employee, please contact the Club office at 941-722-2900.
4. Borrowing and use of club equipment: Certain items belonging to the Club may be borrowed for personal use by Club members. These include, but are not necessarily limited to kitchen equipment, hall tables, and folding chairs. A request form must be obtained from the office and filed with dates items will be taken and returned. The resident must make arrangements for the transportation and prompt return of any items. Any damage incurred in their use will be the responsibility of the Club member who will financially compensate the Club for the cost of repair and/or replacement. No power tools or gas-powered equipment can be logged out without Board approval. Construction and maintenance tools, as well as office supplies and equipment, are for the use of hired personnel and are not available for members' use.

## SECTION 5: MOBILE HOME EXTERIOR, IMPROVEMENTS, AND LANDSCAPING

1. Each member shall be responsible for the maintenance of his/her lot, and all buildings, residential units, landscaping or other improvements situated thereon, except for any portion of the lot, or any improvement situated thereon which is an area of Club responsibility. All buildings, residential units, landscaping, and other improvements shall, at all times, be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a lot shall be irrigated, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. NO sprinklers or unattended hoses are allowed, only handheld devices are allowed. All lots shall be maintained in a weed free, mold free, and attractive manner.
2. No yard equipment, wood or lumber piles, or forms of storage other than those approved by the Club shall be kept so as to be visible from neighboring property or streets.
3. Carport areas shall be kept and maintained in an orderly fashion and without accumulation of plants, trash, boxes, bags, or other containers used for the purpose of storage.
4. All mobile home exterior or landscaping improvements must be approved by the Board of Directors before any such improvements are made. Forms to request such approval are available in the Club office.
  - Use of landscape stone, river rock, mulch, seashells, and other approved materials to replace grass or other turf around mobile homes will be approved only upon the member's commitment to maintaining such areas on a year-round basis in a manner to avoid overgrowth by weeds, vines or other nuisance plants.
  - Potted flowers are permitted in front of the mobile or along your carport if they are set on pavers or stones.
  - Lawn furniture may be used on paver or concrete patios without restrictions. Lawn furniture placed in grass for sunbathing or lounging must be removed immediately after such use and shall at no time interfere with mowing.
  - Shrubbery, trees, gardens, etc., are not permitted behind or between mobile homes due to underground utilities.
  - Any plantings must allow for four (4) foot passage of mowers.
  - Dwarf Royal Palm or Dwarf Fox Tail Palm trees may be planted on any member's
    - mobile lot with authorization for the location of the planting provided through the landscaping improvement approval process. The cost of the tree(s) and planting and removal will be at the owner's expense.
  - Pavers installed along carports or between mobile homes shall not result in drainage

- onto an adjacent lot and must be approved prior to installation.
5. All landscaping installed between the mobile home and the roadway, or between a mobile home and a city sidewalk must be at the level of the roadway or sidewalk and be a flat surface for twelve (12) inches from the edge of the roadway or sidewalk toward the mobile home. No washed stone, river rock, mulch or seashells shall be installed adjacent to the roadway. Mulch, river rock, washed stone or seashells may be placed in the front yard and/or between the carport side of an owner's mobile and the adjacent mobile.
  6. If the outside appearance of a member's mobile home or its shrubs, flowers, planters, etc. are allowed to deteriorate, the Board of Directors will notify said member of such deterioration and must be corrected within thirty (30) days.

## SECTION 6: VEHICLES

1. The streets of the Club are to be used exclusively as thoroughfares. Vehicles must not be parked on the streets for any extended period of time and NEVER OVER NIGHT or ACROSS the carport approach. NO parking on streets on trash, recycle or yard waste pickup days.
  - a. All member's motor vehicles must be in operating condition, properly registered, insured, and muffled according to local law. They are to be operated by licensed drivers only.
  - b. If a member parks in a neighbor's carport, prior authorization must be received by the Club office from the neighboring lot owner. The car make, model and license number must be on file.
  - c. Vehicles of any kind shall not be parked in common areas, on streets, in between, in front, next to, or in back of any mobile home. Any vehicle doing so will be towed at the owner's expense. However, parking in the common area will be permitted East of the Club House during PMHC Shuffle Club Tournaments.
  - d. Vehicles may be parked overnight in the parking area North of the Hall provided the vehicles have been registered in the Club office and display on the dash lot number and phone number and are parked on the East end of the lot. No sleeping in vehicles, conversion vans or motorhomes on Club premises, except for entertainment groups performing in the Hall.
  - e. If a member owns 2 vehicles, both must be parked in the member's carport, or other arrangements must be made.
  - f. No vehicle shall be parked so as to create a traffic hazard.
  - g. The Club does not maintain a parking area for recreational vehicles, i.e., boats, campers, etc. Owners of RVs must park on city streets outside the club, or in a private storage facility.
2. The speed limit in the Club is fifteen (15) miles per hour.

3. Members' golf carts and similar Vehicles ("carts") operated on Club property must be battery operated. Cart operators shall obey all traffic rules. Carts must be parked in designated parking areas when at the Hall. Carts operated during hours of darkness must be operated with head and taillights on.
4. Any vehicle or trailer kept in the Club by a member which requires a license tag to be operated on Palmetto city streets shall have a current license tag. If not, said vehicle shall be towed at owners' expense ten (10) days after being notified.
5. The Board of Directors shall have the right to have any vehicle which is parked, kept, maintained, constructed, reconstructed, or repaired in violation of the Club Rules and Regulations or its other governing documents towed away at the sole cost and expense of the owner of the vehicle. Any expense incurred by the Club in connection with the towing of any vehicle shall be paid to the Club upon demand by the owner of the vehicle. If the vehicle is owned by a Club Member, any amounts payable to the Club shall be secured by the member's certificate, and the Club may enforce collection of suit amounts in the same manner provided for in Section 10 of the Club's By-Laws.

## SECTION 7: MOBILE HOME UTILITIES AND DRAINAGE

1. **(Waste)** Each mobile homeowner shall be responsible for installation and maintenance of the sewer connection and line from the mobile home to the outside p- trap and vent. The club is responsible for the installation and general maintenance of the sewer line from the P-trap to the main sewer. Repairs to the line from the P-trap to the main sewer for reasons such as collapse of the sewer pipe, ingrowth of plant or tree roots, etc., shall be the responsibility of the club. Should a sewer line become clogged due to misuse by the mobile homeowner by flushing paper towels, diapers, sanitary products, flushable wipes, or any such materials, etc., the homeowner shall be responsible for the cost of clearing the pipe of the clogging matter. In such cases, the homeowner shall be assessed for the time of the club employee who clears the clog at the employee's overtime rate of pay. If the member fails to compensate the Club within 30 days of the repair, this cost shall be added to Member's/Owner's monthly assessment ledger. If the member fails to pay the full ledger amount in a timely manner, the Club will file or put a lien on the lot associated in the matter.
2. **(Water)** Each mobile homeowner shall be responsible for the water connection and line from the mobile home to the Club furnished water service valve. The mobile homeowner's responsibility encompasses mobile unit factory installed plumbing and the service line to the Club supplied valve.
3. **(Electric)** Each mobile homeowner shall be responsible for the electric service connection and line from the mobile home to the breaker on the pedestal. Mobile homeowner's electric responsibility encompasses mobile home factory installed electric, outside and inside breaker panels, and all meter box and pedestal breakers. PMHC is responsible for the pedestal, busbar and wires from the busbar to the outside breaker on the pedestal. Florida Power & Light are responsible for the meter head.
4. **(Surface Drainage)** Each mobile homeowner is responsible for all downspout water drains and the flow of water around their mobile home, and all expenses related thereto.
5. No improvement shall be made to any member's lot unless provisions are made for rainwater to push to the street, and no improvement shall result in drainage onto a neighbor's lot.

## **SECTION 8: MOBILE HOME SALE, RENTAL, AND PURCHASE**

1. After thirty (30) days, any member owning two lots in the Club must place one of those lots on the Club's Sales List. A member owning two lots will be charged either a non-refundable fee of \$100.00 per month, for the second lot or make a refundable deposit of \$5,000 until one lot is sold. The member will continue to pay the monthly assessment on each lot owned. (By-law 8.6)
2. The Club shall maintain a list of members' mobile homes for sale. This list is available at the Club office for prospective members to view and make inquiries.
  - a) Any member who intends to sell his/her mobile home must inform the Club office so that the mobile home can be added to the for-sale list. No MOBILE HOME FOR SALE signs may be posted on the member's property, nor may member's homes be listed with or sold through a realtor. Members may not list their mobile homes for sale in any Florida newspaper. A member may advertise a mobile home for sale in his/her home state outside of Florida.
  - b) The Club and/or Board of Directors assume no responsibility in the transactions that take place when buying or selling mobile homes.
3. There shall be no renting of mobile homes except by the terms set forth in Section 9.1 of the Club By-Laws.
4. Prospective members who wish to purchase a mobile home in the Club shall be subject to a background check conducted by the Club as a condition of the purchase. Any cost of the background check shall be added to the application fee for membership in the Club, assessed at the time such prospective member applies for said membership. Approval of the membership application shall require that the applicant meets required background standards set by the Club. Membership approval shall be by vote of the Club's Board of Directors
5. Any member whose mobile home is on the "Sales List" may allow a potential buyer to occupy the member's mobile home as a guest for a period not to exceed 30 days per calendar year. The owner must register all guests in the Club office and is responsible for the guest's compliance with the Club's rules and regulations. Infraction of the Club's rules and regulations by a guest of this nature is subject to terms of Article 10, Section 1 regarding the owner's membership.

## SECTION 9: SAFETY

1. Members leaving their mobile homes for an extended period of time (e.g., Vacation or returning North) shall do the following before exiting park:
  - Notify the PMHC office prior to leaving the club for an extended period and upon your return to the club.
  - Remove all non-secured items, other than vehicles from your carport.
  - Secure waste and recycling containers.
  - Store all yard decorations that could be projectiles in severe weather.
  - Secure all window coverings/awnings.
  - If you are leaving your mobile home for an extended period of time, turn off the water supply to your home. If the valve is inside the home, no additional steps are required. If the main supply valve is outside your mobile home, turn off the water supply and remove the supply valve handle, placing it on your kitchen counter.
  - PMHC is not responsible to perform these duties for you and will not be responsible for damage done.
  - PMHC Hall and buildings are not a certified shelter. In emergency weather situations, members should seek shelter in a certified location off property.
  - In the event of severe weather, any damage caused by unsecured items from your lot to other lots shall be the responsibility of the lot owner the unsecured items came from.
2. No clotheslines are to be hung on any structure adjacent to your mobile home lots or attached to trees or light poles, etc. Collapsible clotheslines are permitted but must be removed after each use. Those members wishing to dry laundry on clotheslines are encouraged to use the Club community clotheslines Monday through Saturday.
3. Gasoline stored by the club, or its members must be in a container that is OSHA and NFPA compliant, and which has either FM or UL approval.
4. Flammable paint, or other flammable compounds shall not be stored under or around a mobile home.
5. When a member no longer has a need for propane gas, the tank must be removed at the member's expense.
6. No open wood burning fires are allowed.

## SECTION 10: CONSTRUCTION, IMPROVEMENTS, AND REPAIRS

This section pertains to construction, permits, property lines, placing of mobiles, carports, sheds, screen rooms, etc. **NO CONSTRUCTION, RECONSTRUCTION, CHANGES TO THE EXTERIOR OF THE MOBILE UNIT OR ITS FOOTPRINT, OR IMPROVEMENTS/REPAIRS SHALL BE STARTED PRIOR TO WRITTEN APPROVAL ISSUED FROM THE BOARD OF DIRECTORS OF THE CLUB AND FROM THE CITY OF PALMETTO AS REQUIRED.**

1. Requests for construction, changes, or improvements to the structures or landscaping within the scope of these rules and regulations on a member's lot must be submitted to the Board of Directors for approval prior to commencement of the project. Forms for acquiring approval are available in the Club office. All architectural approvals will be conditioned upon compliance with applicable City of Palmetto codes and permits. The member is responsible for applying for and receiving any and all necessary permits from the City of Palmetto before construction begins.
2. Construction/improvement/repair approvals may be obtained by submitting a Building/Landscape form and an informal sketch with appropriate measurements on the Club Construction/Improvement form. After the plan is approved by Board of Directors, the signed Construction/Improvement form will be submitted by the resident owner or licensed contractor to the City of Palmetto Building Department for the final permit. All Rules and Regulations of the Club and appropriate City of Palmetto codes must be complied with during construction. The permit must be displayed in a manner to be seen from the roadway at the front of the residents' mobile home during the construction period. All Club permits are good for one year from the date of approval.
3. Plans for construction, improvements and repairs during the months of June 1st through November 1st, must be approved by the Board of Directors by April 5th unless there are two (2) board members available in the park. In an emergency situation as determined by the Board of Directors and for new member(s) joining the Club during the "summer months," construction, improvements and repairs between June 1st and November 1st may be submitted on the appropriate form to the Club office. The Club office will forward the request to the Board of Directors for approval.
4. No construction, changes, repairs, or improvements shall commence until all necessary approvals have been issued. **THE CLUB RESERVES THE RIGHT TO REQUIRE A MEMBER WHO FAILS TO ACQUIRE NECESSARY APPROVALS TO REMOVE ANY SUCH CONSTRUCTION, CHANGES, OR IMPROVEMENTS FROM A MEMBER'S LOT.** Approval requests may be made via internet. The same form will be

used for electronic submissions. If a member does not have access to the internet, the Club's office will assist the member in filing an approval request.

5. The Board of Directors has final authority to control, change, re-write, add or delete rules and regulations pertaining to the size of any and all construction requests, including the changing of lot lines, etc., providing they do not conflict with the City of Palmetto and/or the State of Florida Codes.
6. Before a Contractor starts a project, she/he must know the Club's construction rules on air conditioners, propane tanks, dish TV, fire walls, etc.
7. No work is permitted on Sunday or after 9:00 pm Monday through Saturday unless it is of an emergency nature and no work will be allowed on Federal Holidays.
8. The mobile homeowner has the responsibility to ensure all rules, regulations, and codes are adhered to by the contractor, builder, or person doing construction.
9. At the completion of the project, contractors or the owner must remove all construction materials and leave the surroundings in neat and orderly condition.
10. Carports must have 20' length by 12' wide available parking. In cases where the mobile does not sit perpendicular to the street and is askew to the street, the setback distance must be measured from the front of the mobile back 20 feet. A measurement will then be taken from the 20-foot setback point and parallel to the mobile and recorded. At least 3 measurements 12 feet from the mobile and perpendicular to the mobile will be taken along the mobile and a mark as a line for the 12-foot width. Board members will then take the measurement from the recorded 20-foot setback from the front of mobile and take it over to the 12-foot width marks and line it up. You will then measure from the front of the mobile recorded distance to the point of the new 20-foot setback. This will be the point for the new addition. The new addition can be parallel to the street or if the owner wishes to make it perpendicular to the mobile it must be within the marked setbacks. This is measured from the front of the mobile home body to any add-on room or shed. Per PMHC attorney's letter dated June 23, 2020, existing structures that do not meet the above dimension restrictions are grandfathered.
11. NEW or REPLACEMENT air conditioning units must be installed in front of or on the carport side of a mobile home.

12. Mobile home lengths and widths are controlled by the Board of Directors. All homes are set according to current lot lines and dimensions. No mobile home having a width of less than 12 feet shall be moved into the Club.
13. Floor to ceiling measurements must be at least 7 feet at its lowest point on the carport, vinyl room, screen room and solid room.
14. Skirting around the mobile must be masonry or aluminum. Vinyl skirting/siding may be used if an adequate protective guard is installed for lawn mowers and weed trimmers. If not, the Club will not be responsible for any damages.
15. Footprint for each lot includes 1 foot on the non-carport side. No plantings are allowed in this 1-foot area unless it is adjacent to a street. Please use the PMHC Building Request Form for any plantings, structures, etc. to ensure all rules and requirements are followed.

#### SECTION 11: RETURNED CHECKS AND ACH TRANSACTIONS

1. Returned checks and ACH transactions will incur a \$30 fee.