



## GUIDELINES for TRAVEL HOME Residents

### I. ADMISSION REQUIREMENTS

1. **Age:** All residents must be **55** years of age or older; however, if one spouse is 55, the other may be 50 years of age or older.
2. **High Morals:** All residents are expected to live by high moral standards and to follow a code of conduct that will enhance the life of the community. The Palms Estates is a drug-free community; The use of any illegal drug is strictly prohibited. The use of alcohol is limited to inside private residences only. The use of tobacco is prohibited in any public building or recreation area. Failure to abide by these standards may result in forfeiture of lease agreements.
3. **No animal pets** are permitted to be kept by residents or visitors. Daytime visitors with pets must keep them inside.
4. **Reservation Forms** must be filled out each year.
5. **Commercial Ventures:** Operating a **for-profit** commercial venture out of a residence in The Palms Estates is prohibited. Off-premises commercial ventures or part-time employment are acceptable.

### II. TRAVEL HOME REQUIREMENTS

1. **Acceptable maximum dimensions (titled):** 102" x 38' long
2. **Electrical service:** 30/50 amp is provided. No splitters except those in place as of March 2006.
3. **Holding Tanks** are not necessary but direct connection or rubber seals are required for each sewer hook-up.
4. **One unit to a lot** - Only one RV is permitted on each lot. Travel home residents and renters may park one passenger vehicle, and as space allows, one golf cart, and one motorcycle by their unit. No other vehicles or trailers may be parked on the lot without the express approval of the Executive Director. Exception (not to exceed three days): visitors, preparation for or return from travel.
5. **Slide Outs** must be self-supporting & retracted during the off season. *(For new units after April 1, 2004 - Existing units should comply, if feasible).*
6. Keep units and site location tidy.

### III. PERMISSIBLE

1. **Screened patios and/or screened rooms** on the renters' lot must be removed before leaving for the season.
2. **RV units on site year round** are required to be **tied down**; **insurance** is highly recommended. Palms Estates reserves the right to move a unit in storage to another area of The Estates. An **extra key** should be left at the office to use in case of emergency.
3. **Plants** must be potted, and placed so as not to interfere with mowing operations, and removed when the resident leaves for the season.
4. All permanent outside storage containers must be approved by Buildings & Grounds Committee. The maximum exterior size allowed is 118 cubic ft. (HxWxD to the square) and it must be a neutral earth tone in color. Storage units may be placed on either side of the RV (except Lot #10 where the unit may be placed only on the east side of the RV) or in the rear of the RV on lots on Bramhall. Other lots may place a storage unit in the rear of the RV only if it is specifically approved by the B&G Committee in consultation with the Exec. Directors. All storage units must be removed when the RV is off site and upon request of the B&G Committee if deterioration occurs.
5. All outside items must be removed or tied down before leaving for the season to prevent damage during storms.

### IV. FEES are to be paid by the 10<sup>th</sup> of the month.

**Electric meters** are read the day you are scheduled to arrive and are read again the first of each month or upon your departure. Bills are to be paid at the Palms Estates office during posted office hours; if you leave before office hours, the bill will be sent to your northern address.

### V. BOAT Each RV site is allowed one boat *(See Policy for Boat Docks)*

**FISH CLEANING** is to be done at the Fish House only, with immediate clean-up of the area and offal disposed of in the middle of the canal beyond the water-level measuring platform.

## **VI. SERVICES AVAILABLE TO RV RESIDENTS AND THEIR VISITORS**

1. **Recreation** - Swimming, fishing, shuffling, gardening, bicycling, and other recreational activities are for one's enjoyment, and not for personal gain.
2. **Phones** - Residents who do not have a telephone may use the Fellowship Center and Hobby House phones for \$.25 per local call outside the Palms Estates. (Honor system-a box to be placed by the phones for collection of money.) All toll calls must be made "collect" or with the use of a "calling card."
3. **Laundry** - Coin-operated washers, dryers, and a clothes line are provided. No clothes lines are permitted elsewhere.
4. **Citrus** - All residents are entitled to use the citrus fruit from the groves for normal table use. Fruit picked for friends or relatives, or to be taken elsewhere, must be paid for at the established rates. When leaving for the season, residents may take up to **2 bushels** at no charge.
5. **Tools** may be checked out of the Residents' workshop (at the west end of Canal Street) according to posted guidelines.
6. **Trash Disposal** - Food scraps and other trash are to be put in trash bags and placed in the dumpster located near the Maintenance Building or at the curb for 8am Friday morning pick-up (*RV Residents on Yellow Birch should take items to Live Oak for roadside pick up*). Please refrain from putting bags out the night before so as not to attract animals. Citrus Peelings should be put back under the trees. **Recyclables** are collected in open paper or plastic bags on Friday mornings. Nothing is to be put on the **Burn Pile** without permission from Maintenance Staff.
7. **Visitors** - Relatives and friends may visit with residents at no additional charge for a period of time not exceeding 15 consecutive or 30 total days per year. For any days in excess of these limitations, in the case of double occupancy residences and single occupancy residences with more than one visitor, there is a charge of \$2 per additional person per day.
8. **Storage** - There is no off site storage of RV's allowed for short term RV'ers

## **VII. COURTESIES**

1. **Absentee Forms** should be turned in when residents are to be gone for more than **one day**. Unless otherwise directed, maintenance personnel assumes the authority to enter homes of absent residents in case of emergency or other urgent need. Forms are in the Fellowship Center or at the office.
2. **Noise** - In consideration of neighbors, residents and visitors should avoid creating disturbing noises of any kind at any time. Quiet time is observed from 10 pm to 8 am.
3. **Speed Limit** - 15mph on all streets at The Palms Estates.
4. **The use of firearms** is not permitted on the PE property except by prior consent of the Executive Director.
5. **"No Soliciting" Signs** are posted at the entrance to the community. Residents are strongly encouraged to decline any kind of soliciting, and if you see solicitors on the property, report them to the Executive Director **immediately**.

## **VIII. WILLFUL VIOLATIONS of these rules will be handled as follows:**

1. A verbal warning will be issued
2. One week later, a written warning will be hand delivered.
3. After two weeks, expulsion will be recommended to the Board of Directors

*Approved by the Board of Directors 3/1/11*