



GUIDELINES for MOBILE HOME RESIDENTS

I. ADMISSION REQUIREMENTS

- **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.
- **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.
- **No animals/pets** are permitted to be kept by residents. Visitors may have a pet while visiting family, however, pets must stay in the unit at all times. Pets may be taken to the Community Park on Blessing Ave. for exercise and elimination needs.
- **Reservation Forms** must be filled out each year, obtained from the park manager.
- **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

- **Acceptable maximum dimensions (titled):** 102" x 40' long
- **Electrical service:** 30/50 amp is provided. No splitters except those in place as of March 2006.
- **Holding Tanks** are not necessary but direct connection or rubber seals are required for each sewer hook-up.
- **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 park manager. Exception (not to exceed three days): visitors, preparation for or return from travel.
- **Slide Outs** must be self-supporting & retracted during the off season. *(For new units after April 1, 2004 - Existing units should comply, if feasible).*
- Keep units and site location tidy.

III PERMISSIBLE

- **Screened patios and/or screened rooms** on the renters' lot must be removed before leaving for the season.
- **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.
- **Plants** must be potted, and placed so as not to interfere with mowing operations, and removed when the resident leaves for the season.
- 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 Park Manager. All storage units must be removed when the RV is off site and upon request of the B&G Committee if deterioration occurs.

- 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 10th of the month.
Electric meters are read the day you are scheduled to arrive and are read again the first of each month and/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 provided address.

V **BOAT** Each RV site is allowed one boat (*See Policy for Boat Docks at the main office*)
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**

- **Recreation** - Swimming, fishing, shuffling, gardening, bicycling, and other recreational activities are for one's enjoyment, and not for personal gain.
- **Laundry** - Coin-operated washers, dryers, and a clothes line are provided. No clothes lines are permitted elsewhere.
- **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.
- **Tools** may be checked out of the Residents' Workshop (at the west end of Canal Street) according to posted guidelines.
- **Trash Disposal** – All personal trash is to be put in trash bags and placed in the dumpster located near the Maintenance Building or at the curb for Friday morning pick-up. Nothing is to be put on the **Burn Pile** without permission from Maintenance Staff.
- **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.
- **Storage** - There is no off site storage of RV's allowed for short term RV'ers

VII **COURTESIES**

- **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 available at the main office.
- **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.
- **Speed Limit** - 15mph on all streets at The Palms Estates.
- **The use of firearms** is not permitted on the PE property except by prior consent of the Park Manager.
- **“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 Park Manager **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