



For your health, convenience, security and to maintain atmosphere associated with gracious mobile home living rules & regulations must be adhered to:

RESIDENCY: The minimum age for residency in the park is 45 years. No other person under the age of 45 years except for the spouse of that person shall be considered an approved resident of the park.

MAINTENANCE FEES: maintenance fees are based on no more than two (2) approved residents per home.

GUESTS: Owners or renters whose guest (s) remain longer than 30 days Payable at the office or if will be assessed \$.50 per day per guest. Payable at the office or if more convenient, in the case of an owner, added to the monthly maintenance fee. Visiting children (to age 18) are limited to a stay of fifteen (15) consecutive days or 30 days per year. All guests should be accompanied by the resident they are visiting, when utilizing park facilities or amenities.

All complaints pertaining to the mobile home park should be directed to the Board of Directors and **MUST BE IN WRITING AND SIGNED**. A letter slot is provided in the office door leading to the kitchen.

MAINTENANCE FEE OR RENTS: Maintenance fees are due at the office on or before the (3rd) of each month and must be paid within five days of the due date. Office hours 10:00 A. M. to 3:00 P.M. Monday through Friday.

CONDUCT: Improper conduct of any kind will not be tolerated. No alcoholic beverages are permitted to be served or consumed in any building or recreation area which is used for general assembly, except on Special Occasions, when approved by the Executive Committee. Consider your neighbor and keep volume of radio LOW, and play within reasonable hours. Avoid excessive noise between 10:30 and 8:00am. Respect your neighbors privacy, do not use their lots as a shortcut.

STORAGE: Storage under Mobile Homes is not permitted. Gasoline, kerosene, and other combustibles cannot be stored under the mobile Homes, or in glass containers at any time. **ALL STORAGE CABINETS BE FASTEBED TO A CONCRETE BASE.**

PLANTING: To plant trees, special permission must be obtained from the Park Manager, due to underground location of utilities and the confined area available. No trees planted at any time in front of mobile Homes and existing NORFOLK PINES, if retained must be kept as shrubs maximum height 6 ft.

GRASS: Each resident is required to keep his grass, planters and shrubs cut and trimmed and the lot in neat order at all times, or the Park Manager reserves the right to have it done and bill him.

SUNDAY, OUR DAY OF REST, LET'S ALL CONSIDER OUR NEIGHBOURS.

RECREATION AREAS: Community buildings, shuffleboard courts, and boat ramp are for your convenience. When you use these places of recreation, please leave them in a clean and neat condition.



SPEED LIMIT: The speed limit in the park is 10 MPH and WILL BE ENFORCED. All cars must be parked on your lot or in a designated area. NO STREET PARKING is permitted at any time except for delivery or pick-up, or short-time visitors. PARKING ON CONCRETE PATIOS IS NOT PERMITTED AT ANY TIME. Do not park on other tenants' lots, without a written permission which MUST be filed the office.

CONSTRUCTION: Cabanas, porches, awnings, carports, storage cabinets or additions of any kind must be approved of by the maintenance committee prior to installation. Any additional concrete, other than that provided by the park, must be approved by the maintenance committee.

UTILITIES: Electrical service is provided by Florida Power Corp. It is billed directly to the mobile homeowner and is the owner's sole responsibility. Florida Power is responsible for the electric lines to the service pole & owns and maintains the meter base and the meter.

Sea Horse Park Homeowners Assoc. Inc. owns the conduit, conductor & the 60A disconnect device on the service pole. The customer (the mobile homeowner) owns and must maintain the electrical lines from the disconnect device to mobile home, including utility shed connections & outside receptacles. The park initially provided the above noted 60A service, however, if repair or replacement is required or a larger service required e.g. 100A or 200A, the mobile home owner must provide same at his cost. This could possibly include a separate service pole to support the large conduit & other equipment. The utility will supply, as of this date, a suitable meter base & suitable size conductor from the line pole to the service pole. Inspection of this work should be arranged pole to the service pole. by the owner or the electrical contractor to ensure the work complies with governing statutes & ordinances. Also, any of this work done to modify, improve or change the electrical service, must be discussed & approved by the park manager, prior to such work beginning.

Telephone service is available upon application to General Telephone of Ste Petersburg. Costs for such telephone service is the sole responsibility of the mobile homeowner.

Cable Television is billed directly to the mobile homeowner and is the owner's sole responsibility. Rev. 11-19-86

REPAIRS AND BUILDING: No major repairing of cars, outboard motors, or building of boats or any similar disturbing activity will be permitted on your lot. Boats kept on lots must be on trailers, or stored under carports during the residents absence.

GARBAGE: All garbage must be wrapped and deposited in the container. Keep containers clean. Pick-up garbage days are Tuesday and Friday, The dumpster is for the convenience (beginning December 2, 1986). The dumpster is for the convenience of tenants to dispose of shrub clippings, broken up boxes and newspapers. NO GARBAGE OF ANY KIND IS PERMITTED AT ANY TIME.

MAIL: Mail is delivered to your door, and deposited in your box. No rural mailboxes are permitted.

PETS: Most if us love them, but they have no place in the confined space of mobile home living, and are not permitted in the park.



GENERAL: The Mobile Home Park is in the continuous process of upgrading. All mobile homeowners are expected and required to continuously maintain their mobile home in satisfactory condition to satisfy the minimum requirements of the Parks standards.

The mobile home Park may give written notice to any mobile homeowner whose mobile home fails to meet minimum Park standards, and that tenant shall have thirty (30) days thereafter to make the repairs and corrections specified in order to bring the mobile home in compliance with the minimum standards of the Park. Should the tenant fail or refuse to make such corrections, then the Board of Directors will consider such a response as a violation of the Park Rules and Regulations, and deal with accordingly.

After notifying the office of your intent to sell your mobile home you may display one (1) "For Sale" sign in the window of your mobile home, no larger than 12 in. by 15 in.. Prospective purchasers wishing to purchase your mobile home must be approved by the Executive Committee, before the sale is closed. When a new mobile home is placed in the Park, it must be complete with an approved aluminum airport, awning brick skirting, and a hard surface driveway, and must be blocked and anchored in accordance with State and local statutes and ordinances.

RESPONSIBILITY: The Sea Horse Park Homeowners Association, Inc., assumes NO responsibility for loss or damage to your mobile home. The Corporation does not assume the position of bailee, insurer or storer of the trailer, accessories, contents, or personal belongings kept on such lot, and we disclaim any responsibility for loss or damage unless caused by negligence on our part. Even though keys are left at the office while mobile home is left on lot unoccupied, it is understood that any checking of mobile home for leaks, etc., is merely a matter of courtesy, and that no part of rent or maintenance fees is for this service and there is no responsibility on our part in the event of loss or damage or failure on our part to detect it. The various service and recreational facilities in the park are provided for those who wish to use them, with the understanding that they use them at their own risk.

CHANGES IN PARK RULES AND REGULATIONS: Rules and regulations of the Mobile Home Park may be amended, changed, or modified by the Executive Committee, in accordance with the by-laws, and written notice to all mobile homeowners, will be given.