

**GARBAGE** All garbage must be wrapped and deposited in the container, keep containers clean. Pick-up garbage days are Monday & Thursday. 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.

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

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

**COACHES FOR SALE:** Any tenant who wishes to sell his mobile home may list same for sale with the Mobile Home Park. A five (5%) percent commission shall be charged by the Park to broker such sale. 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 Park's 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 Park will consider such response as a violation of these Park Rules and Regulations.

After notifying the Landlord 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 tenants wishing to purchase your mobile home must be approved by the Park before the sale is closed. When a new mobile home is placed in the Park, it must be complete with an approved aluminum carport, awning, brick skirting, a hard surface driveway, and must be blocked and anchored in accordance with State and local statutes and ordinances.

**RESPONSIBIUTY:** The Park assumes NO responsibility for loss or damage to your Mobile Home while in the park, occupied or unoccupied, and the renting of a space in Sea Horse to park your mobile homes is for that purpose only. The Landlord does not assume the position bailee, insurer or storer of the trailer, accessories, contents, or personal belongings kept on such lot, and we disclaim any responsibility for loss of damage unless caused by negligence on our part. Even though keys left left Landlord 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 is for this service and there is no responsibility on our part in the event of loss or damage of 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 Park upon the giving of at least ninety (90) days prior written notice to the tenants before such rules come into effect.

**NOTICE OF INCREASE IN LOT RENTAL, CHARGES OR OTHER FEES:** The tenants shall be notified in writing of any Increase in lot rental, charges or other fees, or the reduction of any services, at least ninety (90) days prior to the effective date of such increase or reduction of services.



# Sea Horse Mobile Home Park

Sea Horse Park Homeowners Association, Inc.

## ADULTS ONLY RULES AND REGULATIONS

8424 Bay Pines Blvd. (Alt. 19)  
St. Petersburg, FL — Telephone 347-0625

## NEW REGULATIONS TO CONFORM TO RECENT LEGISLATION

Welcome to SEA HORSE MOBLE HOME PARK. All reasonable means have been taken to ensure that your Residency here is safe, pleasant and enjoyable. This property is privately owned, and we are required by law to abide by certain standards. Many of our rules and regulations are based on what is required of us by law, the remainder are published to additionally protect life, property, and privacy.

Consideration and courtesy to others plus your cooperation in maintaining an attractive home will help sustain the high standards of SEA HORSE MOBILE HOME PARK.

### PLEASE READ THIS CAREFULLY!

For your health, convenience, security, and the pleasant atmosphere associated with gracious mobile home living, the following rules and regulations are enforced.

**REGISTRATION:** Lot rentals are based on no more than two (2) occupants per mobile home. Every approved occupant thereafter will have an additional Five Dollars (\$5.00) per month assessed to the lot rent. An shall be considered anyone who is approved by the Park, and who resides with an existing resident longer than fifteen (15) consecutive days or more than thirty (30) days per year. This is an adult park, with a minimum age of residents being 45 years. No person under the age of 45 years, except for the spouse of the resident who is 45 years or older, shall be considered an approved occupant of the Mobile Home Park. Visiting children are limited to fifteen (15) consecutive days in the Mobile Home Park or thirty (30) days per year. All guests must 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 Park manager and must be in writing and signed.

**RENTS:** Rents are due at the office on the (1st) of each month and must be paid Within from five days of the due date. Office Hours: 10:00 A.M. to 3:00 P.M.

**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 assemble, except on Special Occasions, when approved by the Landlord. Consider your neighbor — and keep the volume of radio - TV - Stereo record players LOW, and play within reasonable hours. Avoid excessive noise between 10:30 P.M. and 8:00 A.M. Respect your neighbor's privacy, do not use their lots as a shot-cut.

**EVICITION:** Landlord may evict a tenant for the following reasons:

- a) Nonpayment of rent.
- b) Conviction of a violation of a federal or State law or local ordinance, which violation detrimental to the health, safety or welfare of the other residents of the Park.
- c) Violation of a Park Rule or Regulation, the rental agreement or Florida Statutes Chapter 723.
- d) A change in the use of land comprising the Mobile Home Park or a portion thereof.
- e) Failure of a purchaser of a mobile home situated in the Park to be qualified an obtain of approval to become a terEnt, such approval being required by the Rules and Regulations of the Mobile Home Park.

**STORAGE:** Storage under Mobile Homes is not permitted. Gasoline, kerosene, and other combustibles cannot be stored under Mobile Homes, or in glass containers at any time. All cabinets must be fastened to concrete Base.

**SOLICITING:** All solicitation, peddling or commercial enterprise of any kind, is banned from the Mobile Home Park with the exception that the Park residents shall have the right to canvas, solicit and assemble as provided by Florida Statutes 723.054 and 723.055.

**PLANTING:** All plants, trees, shrubs, walk-ways and drives placed on your lot automatically become park property and cannot be removed. To plant trees, special permission must be obtained from the Landlord, due to underground location of utilities and the confined area available. No trees planted at any time in front of Mobile Homes and existing NOR- FOLK 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 Landlord reserves the right to have it done and bill him. Sunday, our day of rest, let's all consider our neighbors.

**WATER:** We use only St. Petersburg City Water for all purposes, As you know today water is Very expensive, and scarce everywhere and we must have your cooperation in not wasting water if we are to continue to provide this service at no extra cost. A few practices to follow: Sprinkle lawn and shrubs by hand, or if sprinkler is used tenant MUST stand by. Two good waterings per week only is recommended by the County Agent. NO WATER IN ROADS. NO BAILING of boats with Ventura Bailers.

**LAUNDRY:** Commercial washers and dryers are provided in the Laundry - also a drying area. No lines for drying or sunning of clothes, rugs, towel etc. are permitted on Mobile Home lots or open patio. Always leave the Laundry, tubs, washers etc., clean for the next person. NO CLOTHB ON LINES ON SUNDAYS! Remove wash from lines when dry. (Your neighbor may need the lines too!) Laundry hours are: 8:00 A.M. to 10:00 P.M.

**RECREATION AREAS:** Community buildings, shuffleboard courts and dock privileges are for residents only. When you use these places of recreation, please leave them in a clean and neat condition. They are our for your pleasure, and should be treated as if they were your own.

**SPEED LIMIT:** The speed limit in the ark 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 tenant lots without written permission; which MUST be filed at the office.

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

**UTILITIES:** Electrical service is provided by Florida Power Corporation. It is billed directly to the mobile homeowner and is the mobile homeowners sole responsibility. Florida Power Corporation is responsible for the electric lines to the meter. including the meter. The Mobile Home Park is responsible for the electric meter pedestal and the main breaker. The electrical line to the mobile home or other connection outside the mobile home, including utility shed connections, and outside receptacles, are the mobile homeowners responsibility. The Park provides amp electrical service, and if greater amperage is required by the tenant, then the tenant shall provide at his own expense. All work done to modify, improve or change electrical service to the mobile home lot must meet with the Landlord's approval prior to such work beginning. All utility connections in the Park must comply with governing statutes and ordinances.

Telephone service is available upon application to General Telephone Company of St. Petersburg. Costs for such telephone service is the sole responsibility of the tennant

Cable television, when and if available, is billed directly to the mobile homeowner, and is the mobile homeowners sole responsibility.

**REPAIRS AND BUILDING:** No repairing of cars, out-board 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 resident's absence. No painting of any kind to be done on patios.